

COMFORT SUITES

SECTION 06100 - ROUGH CARPENTRY

PART 1 - GENERAL

RELATED DOCUMENTS:

Drawings and general provisions of Contract, including General and Supplementary Conditions and Division-1 Specification sections, apply to work of this section.

SUMMARY:

Section includes miscellaneous wood framing, door and window bucks, furring, rooftop equipment bases and support curbs, wood nailers, blocking, non-exposed plywood panels and other miscellaneous work.

Fire treated lumber shall be used everywhere on this project.

Pressure treated wood, is not to be included on this project.

RELATED WORK:

All Division 6, 7 and 8 Sections.

DEFINITIONS:

Rough carpentry includes carpentry work not specified as part of other sections and which is generally not exposed, except as otherwise indicated.

PRODUCT HANDLING:

Delivery and Storage: Keep materials under cover and dry. Protect against exposure to weather and contact with damp or wet surfaces. Stack lumber as well as plywood and other panels; provide for air circulation within and around stacks and under temporary coverings including polyethylene and similar materials.

PROJECT CONDITIONS:

Coordination: Fit carpentry work to other work; scribe and cope as required for accurate fit. Locate furring, nailers, blocking, grounds and similar supports to allow attachment of other work.

PART 2 - PRODUCTS

LUMBER, GENERAL:

Lumber Standards: Manufacture lumber to comply with PS 20 "American Softwood Lumber Standard" and with

applicable grading rules of inspection agencies certified by American Lumber Standards Committee's (ALSC) Board of Review.

Provide wood for support or attachment of other work including rooftop equipment curbs and support bases, cant strips, bucks, nailers, blocking, furring, stripping and similar members.

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Moisture content: S-Dry, KD 19 with 19 percent maximum.

Grade: Standard Grade light framing size lumber of any species or board size lumber as required. No. 2 Common or Construction Common grade boards per WCLIB or WWPA rules or No. 2 boards per SPIB rules. All materials shall be certified as fire treated material.

MATERIALS:

Framing and blocking: Southern yellow pine No. 2.; Douglas Hem Fir.

Framing and furring: SPF, for non-structural, non-bearing items. Sizes as required.

Panels: APA rated sheathing, exposure 1, to suit conditions. 4' by 8' sheets; 1/2", 5/8" and 3/4" thickness as shown on the drawings.

Fasteners and Anchorages: Provide size, type, material and finish as indicated and as recommended by applicable standards, complying with applicable Federal Specifications for nails, staples, screws, bolts, nuts, washers and anchoring devices. Provide pre-fabricated metal hangers and framing anchors of the size and type indicated or recommended by the manufacturer for each use including recommended nails. All connection material shall be galvanized.

Where rough carpentry work is exposed to weather, in ground contact, or in area of high relative humidity, provide fasteners and anchorages with a hot-dip zinc coating (ASTM A 153).

FIRE RETARDANT MATERIALS:

Provide all materials with UL label of interior type A at areas that have no contact with any exterior roof or wall condition and exterior treatment elsewhere. Plywood shall be AWWPA C27 and dimension lumber shall be AWWPA C20. Do not use any materials that have been damaged or made inferior through the treatment process.

PART 3 - EXECUTION

INSTALLATION, GENERAL:

Discard units of material with defects which might impair quality of work, and units which are too small to use in fabricating work with minimum joints or optimum joint arrangement.

Set carpentry work to required levels and lines, with members plumb and true to line and cut and fitted.

Securely attach carpentry work to substrate by anchoring and fastening as shown and as required by recognized standards.

Countersink nail heads on exposed carpentry work and fill holes.

Use common wire nails, except as otherwise indicated. Use finishing nails for finish work. Select fasteners of size that will not penetrate members where opposite side will be exposed to view or will receive finish materials. Make tight connections between members. Install fasteners without splitting of wood; predrill as required.

WOOD NAILERS, PANELS, BLOCKING AND SLEEPERS:

Provide wherever shown and where required for screeding or attachment of other work. Form to shapes as shown and cut as required for true line and level of work to be attached. Coordinate location with other work involved.

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Attach to substrates as required to support applied loading. Countersink bolts and nuts flush with surfaces, unless otherwise indicated. Build into masonry during installation of masonry work. Where possible, anchor to formwork before concrete placement.

Install plumb and level with closure strips at edges and openings. Shim with wood as required for tolerance of finished work.

Correct and replace any wall or surfaces that are not acceptable to installers and suppliers of finish walls.

Provide 3/4" retardant plywood at parapets and metal roofing as shown on the drawings.

END OF SECTION 06100

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SECTION 006175 – WOOD JOISTS

PART 1 - GENERAL

RELATED DOCUMENTS:

Drawings and general provisions of Contract, including General and Supplementary Conditions and Division-1 Specification sections, apply to work of this section.

RELATED WORK:

Section 6100, Rough Carpentry
Glu-Laminated Members as shown on the drawings.

SYSTEM DESCRIPTION:

- A. Design requirements: Indicated on Drawings.

SUBMITTALS:

- A. Shop drawings, design data:
 - 1. Provide drawings showing layout and detail necessary for determining fit and placement in the building.
 - 2. Provide design calculations bearing seal and signature of professional engineer licensed to practice in the state where Project is located.
 - 3. Fabricating joists or trusses before shop drawings have been reviewed by Architect is prohibited.

QUALITY ASSURANCE:

- A. Regulatory requirements:
 - 1. Provide joists designed to withstand loadings due to dead load, live load, and wind load requirements of local code.
 - 2. Comply with working stress and connector load requirements of NFPA and TPI standards listed above.

DELIVERY, STORAGE, AND HANDLING:

- A. Packing and shipping: Band joists in "sets" for delivery to Project site.
- B. Acceptance at site:
 - 1. Unload to storage area using slings and lifting devices at indicated lift points.
 - 2. Joists offloaded from trucks or trailers by "dumping" or "rolling" will be immediately rejected, marked, and removed from Project site.
- C. Storage and protection:
 - 1. Stockpile joists under cover and off ground, in vertical orientation. Provide bearing supports and bracing to prevent damage to joists during storage.
 - 2. Comply with TPI HET-80, *Handling and Erecting Wood Trusses*.

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PART 2 - PRODUCTS

MATERIALS:

Flange members, web members, and adhesives shall conform to the provisions of ICC ES ESR-1153.

FABRICATION:

- A. Shop assembly:
 - 1. Fabricate joists in accord with reviewed shop drawings, design computations, and TPI Quality Control Manual QCM-77.
 - 2. Joist composition:
 - a. Types and sizes indicated on drawings and reviewed shop drawings.
 - 3. Fabricate joists in permanent facility devoted principally to truss fabrication.
- B. Tolerances:
 - 1. Depth: $\pm 1/16"$.
 - 2. Flange Width: $\pm 1/16"$.

PART 3 - EXECUTION

INSTALLATION:

Joists are to be installed in accordance with the plans and shop drawings. Temporary construction loads that cause stresses beyond design limits are not permitted. Safety bracing is to be provided by the installer to keep the joists straight and plumb as required and to ensure adequate lateral support for the individual joist members and the entire system until the sheathing material is applied.

SUMMARY:

END OF SECTION 06175

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SECTION 06200 - FINISH CARPENTRY

PART 1 - GENERAL

RELATED DOCUMENTS:

Drawings and general provisions of Contract, including General and Supplementary Conditions and Division-1 Specification sections, apply to work of this section.

DESCRIPTION OF WORK:

Definition: Finish carpentry includes carpentry work which is exposed to view, is non-structural, and which is not specified as part of other sections.

Types of finish carpentry work in this section include:

Interior running and standing trim including but not limited to:

Lobby and corridor baseboard, cove moulding and trim.
Breakfast Area cove and base moulding.
Fireplace Trim Surround.

Rough carpentry is specified in another Division-6 section.

Architectural woodwork is specified in another Division-6 section.

Builders Hardware and wood doors are specified in Division-8 sections.

QUALITY ASSURANCE:

Factory-mark each piece of lumber and plywood with type, grade, mill and grading agency identification; except omit marking from surfaces to receive transparent finish, and submit mill certificate that material has been inspected and graded in accordance with requirements if it cannot be marked on a concealed surface.

Fire-Retardant Marking: Mark each unit of fire-retardant treated lumber and plywood with classification marking of Underwriters Laboratories, Inc., or other testing and inspecting agency acceptable to authorities having jurisdiction. Place marking on surfaces which will not be exposed after installation.

SUBMITTALS:

Samples: Submit the following samples for each species and cut or pattern of finish carpentry.

Interior standing and running trim: 2'-0" long x full board of molding width, unfinished.

PRODUCT DELIVERY, STORAGE AND HANDLING:

FINISH CARPENTRY

COMFORT SUITES

Protect finish carpentry materials during transit, delivery, storage and handling to prevent damage, soiling and deterioration.

Do not deliver finish carpentry materials, until painting, wet work, grinding and similar operations which could damage, soil or deteriorate woodwork have been completed in installation areas. If, due to unforeseen circumstances, finish carpentry materials must be stored in other than installation areas, store only in areas meeting requirements specified for installation areas.

JOB CONDITIONS:

Conditioning: Installer shall advise Contractor of temperature and humidity requirements for finish carpentry installation areas. Do not install finish carpentry until required temperature and relative humidity have been stabilized and will be maintained in installation areas.

Maintain temperature and humidity in installation area as required to maintain moisture content of installed finish carpentry within a 1.0 percent tolerance of optimum moisture content, from date of installation through remainder of construction period. The fabricator of woodwork shall determine optimum moisture content and required temperature and humidity conditions.

PART 2 - PRODUCTS

WOOD PRODUCT QUALITY STANDARDS:

Softwood Lumber Standards: Comply with PS 20 and with applicable grading rules of the respective grading and inspecting agency for the species and product indicated.

Woodworking Standard: Where indicated for a specific product comply with specified provision of the following:

Architectural Woodwork Institute (AWI) "Quality Standards."

Glued-up Lumber Standard: Comply with PS 56.

MATERIALS:

General:

Nominal sizes are indicated, except as shown by detailed dimensions. Provide dressed or worked and dressed lumber, as applicable, manufactured to the actual sizes as required by PS 20 or to actual sizes and pattern as shown, unless otherwise indicated.

Moisture Content of Softwood Lumber: Provide kiln-dried (KD) lumber having a moisture content from time of manufacture until time of installation not greater than values required by the applicable grading rules of the respective grading and inspecting agency for the species and product indicated.

Interior Finish Carpentry:

Standing and Running Trim for Transparent Finish: Honduran Mahogany solids manufactured to sizes and patterns (profile) shown from selected First Grade lumber (NHLA); complying with following grade requirements of referenced woodworking standard, for quality of materials and manufacture:

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Grade: Custom.

WM/Series Wood Molding Patterns: For stock molding patterns graded under Wood Molding and Millwork Producers Industry WM 4, provide the following grade based on finish indicated and fabricated from any Western softwood species graded and inspected by WWPA.

Moldings for Transparent Finish: N-Grade.

Miscellaneous Materials:

Fasteners and Anchorages: Provide nails, screws and other anchoring devices of the type, size, material and finish required for application indicated to provide secure attachment, concealed where possible, and complying with applicable Federal Specifications.

Where finish carpentry is exposed on exterior or in areas of high relative humidity, provide fasteners and anchorages with a hot-dipped zinc coating (ASTM A 153).

PART 3 - EXECUTION

PREPARATION:

Condition wood materials to average prevailing humidity conditions in installation areas prior to installing.

INSTALLATION:

Discard units of material which are unsound, warped, bowed, twisted, improperly treated, not adequately seasoned or too small to fabricate work with minimum of joints or optimum jointing arrangements, or which are of defective manufacturer with respect to surfaces, sizes or patterns.

Install the work plumb, level, true and straight with no distortions. Shim as required using concealed shims. Install to a tolerance of 1/8" in 8'-0" for plumb and level countertops; and with 1/16" maximum offset in flush adjoining 1/8" maximum offsets in revealed adjoining surfaces.

Scribe and cut work to fit adjoining work, and refinish cut surfaces or repair damaged finish at cuts.

Standing and Running Trim: Install with minimum number of joints possible, using full-length pieces (from maximum length of lumber available) to the greatest extent possible. Stagger joints in adjacent and related members. Cope at returns, miter at corners, to produce tight fitting joints with full surface contact throughout length of joint. Use scarf joints for end-to-end joints. Apply flat grain lumber with bark side exposed to weather or moisture conditions.

Anchor finish carpentry work to anchorage devices or blocking built-in or directly attached to substrates. Secure to grounds, stripping and blocking with countersunk, concealed fasteners and blind nailing as required for a complete installation. Except where prefinished matching fasteners heads are required, use fine finishing nail for exposed nailings, countersunk and filled flush with finished surface, and matching final finish where transparent is indicated.

ADJUSTMENT, CLEANING, FINISHING AND PROTECTION:

Repair damaged and defective finish carpentry work wherever possible to eliminate defects functionally and

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visually; where not possible to repair properly, replace woodwork. Adjust joinery for uniform appearance.

Clean finish carpentry work on exposed and semi-exposed surfaces.

Refer to Division- 9 sections for final finishing of installed finish carpentry work.

Protection: Installer of finish carpentry work shall advise Contractor of final protection and maintained conditions necessary to ensure that work will be without damage or deterioration at time of acceptance.

END OF SECTION 06200

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SECTION 06400 - ARCHITECTURAL WOODWORK

PART 1 - GENERAL

RELATED DOCUMENTS:

Drawings and general provisions of Contract, including General and Supplementary Conditions and Division-1 Specification sections, apply to work of this section.

DESCRIPTION OF WORK:

Extent of each type of architectural woodwork is indicated on drawings and in schedules.

Types of architectural woodwork include the following:

Interior trim, and rails.

Architectural casework including:

- Check-in counter including granite top.
- Serving counter and cabinets in Breakfast room.
- Television cabinet in Breakfast room.
- Casework associated with installation of Fireplace surround.
- Bathroom vanity including granite top, apron and splashes.
- Granite low wall shelf in Guestrooms.
- Granite wet bar countertop and cabinet and with cut out for drop-in sink.
- Closet shelving and rods.
- Storage shelving.
- Lobby/Breakfast Area column enclosures
- Employee Break Area cabinet.
- Work Area cabinet.

Finish carpentry is specified in another Division 6 section.

QUALITY ASSURANCE:

AWI Quality Standard: Comply with applicable requirements of "Architectural Woodwork Quality Standards" published by the Architectural Woodwork Institute (AWI), except as otherwise indicated.

SUBMITTALS:

Product Data: Submit manufacturer's product data for each product and process specified as work of this section and incorporated into items of architectural woodwork during fabrication, finishing, and installation.

Quality Certification: Submit woodwork Manufacturer's (Fabricator's) certification, stating that fabricated woodwork complies with quality grades and other requirements indicated.

Shop Drawings: Submit shop drawings showing location of each item, dimensioned plans and elevations, large

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scale details, attachment devices and other components.

Samples: Submit the following samples:

Plastic laminate, 8" x 10" for each type, color, pattern and surface finish.

Exposed cabinet hardware, one unit of each type and finish.

Granite or marble, 8" x 10" for each type.

DELIVERY, STORAGE AND HANDLING:

Protect woodwork during transit, delivery, storage and handling to prevent damage, soiling and deterioration.

Do not deliver woodwork, until painting, wet work, grinding and similar operations which could damage, soil or deteriorate woodwork have been completed in installation areas. If, due to unforeseen circumstances, woodwork must be stored in other than installation areas, store only in areas meeting requirements specified for installation areas.

PROJECT CONDITIONS:

Conditioning: Woodwork Manufacturer and Installer shall advise Contractor of temperature and humidity requirements for woodwork installation and storage areas. Do not install woodwork until required temperature and relative humidity have been stabilized and will be maintained in installation areas.

Maintain temperature and humidity in installation area as required to maintain moisture content of installed woodwork within a 1.0 percent tolerance of optimum moisture content, from date of installation through remainder of construction period. Require Woodwork Manufacturer to establish optimum moisture content and required temperature and humidity condition.

PART 2 - PRODUCTS

ACCEPTABLE MANUFACTURERS:

Manufacturer: Subject to compliance with requirements, provide high pressure decorative laminates of one of the following:

Formica Corp.
Lamin-Art.
Nevamar Corp.
Ralph Wilson Plastics Co.
Micarta

FABRICATION, GENERAL:

Wood Moisture Content: Comply with requirements of referenced quality standard for moisture content of lumber at time of fabrication and for relative humidity conditions in the installation areas.

Fabricate woodwork to dimensions, profiles, and details indicated with openings and mortises precut, where possible, to receive hardware and other items and work.

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Ease edges to a 1/16" radius, for corners of cabinets and edges of solid wood (lumber) members less than 1" in nominal thickness, 1/8" radius for edges of rails and similar members over 1" in nominal thickness.

Complete fabrication, assembly, finishing, hardware application, and other work before shipment to project site to maximum extent possible. Disassemble components only as necessary for shipment and installation. Where necessary for fitting at site, provide ample allowance for scribing, trimming, and fitting.

Pre-Cut Openings: Fabricate architectural woodwork with pre-cut openings, where possible, to receive hardware, appliances, plumbing fixtures, electrical work and similar items. Locate openings accurately and use templates or roughing-in diagrams for proper size and shape. Smooth edges of cutoffs and, where located in countertops and similar exposures seal edges of cutouts with a water-resistant coating.

Measurements: Before proceeding with fabrication of woodwork required to be fitted to other construction, obtain field measurements and verify dimensions and shop drawing details as required for accurate fit.

Where sequence of measuring substrates before fabrication would delay the project, proceed with fabrication (without field measurements) and provide ample borders and edges to allow for subsequent scribing and trimming of woodwork for accurate fit.

TRIM AND RAILS:

Quality Standard: Comply with AWI Section 300.

Rout or groove backs of flat trim members, kerf backs of other wide flat members, except for members with ends exposed in finished work.

Assemble casings in plant except where limitations of access to place of installation require field assembly.

Interior Trim for Stain Finish:

Species: Honduran mahogany

Grade: Custom

BATHROOM VANITY TOPS:

Provide 2 cm thick granite vanity tops, including apron and splashes where applicable in sizes and configurations indicated. Color shall be as selected by Owner.

LAMINATE TOPS:

Quality Standard: Comply with AWI Section 400 and its Division 400C.

Type of Top: High Pressure Decorative Laminate.

Grade: Custom.

Laminate Cladding for Horizontal Surface: High pressure decorative laminate complying with NEMA LD 3 and as follows:

Colors, Patterns, and Finishes: As indicated or, if not otherwise indicated, as selected from laminate manufacturer's standard products in the following categories:

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Solid colors.

Grade: GP-50 (0.050" nominal thickness).

Edge Treatment: Same as laminate cladding on horizontal surface.

CHECK-IN COUNTER:

General: Fabricate check-in counter to the dimensions and details indicated. Use materials indicated and as herein specified.

CLOSET SHELVING AND RODS:

Quality Standard: Comply with AWI Section 600.

Shelving for Opaque Finish: Comply with the following requirements:

Grade: Custom.

Shelving Material: Medium density fiberboard.

Clothes Rods and Supports:

Install premanufactured open-wire type hanger rod and shelf unit at all Guestroom closets. Provide steel pipe or tubing cut to lengths required, 1-1/2", 0.14" wall thickness, with standard wrought steel flanges (one with open top) at all other locations.

FASTENERS AND ANCHORS:

Screws: Select material, type, size and finish required for each use. Comply with FS FF-S-111 for applicable requirements.

For metal framing supports, provide screws as recommended by metal framing manufacturer.

Nails: Select material, type, size and finish required for each use. Comply with FS FF-N-105 for applicable requirements.

Provide stainless steel or aluminum nails for exposed exterior woodwork which is to receive transparent finish (if any). Provide any type of non-corrosive nail for other exterior woodwork.

Anchors: Select material, type, size and finish required by each substrate for secure anchorage. Provide non-ferrous metal or hot-dip galvanized anchors and inserts for exterior installations and elsewhere as required for corrosion-resistance. Provide toothed steel or lead expansion bolt devices for drilled-in-place anchors. Furnish inserts and anchors, as required, to be set into concrete or masonry work for subsequent woodwork anchorage.

Shelf Brackets: Provide shelf brackets for wall shelves as shown on drawings.

PART 3 - EXECUTION

PREPARATION:

ARCHITECTURAL WOODWORK

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Condition woodwork to average prevailing humidity conditions in installation areas prior to installing.

Pre-Installation Meeting: Meet at project site prior to delivery of architectural woodwork and review coordination and environmental controls required for proper installation and ambient conditioning in areas to receive work. Include in meeting the Contractor; Architect and other Owner Representatives (if any); Installers of architectural woodwork, wet work such as plastering, other finishes, painting, mechanical work and electrical work; and firms or persons responsible for continued operation (whether temporary or permanent) of HVAC system as required to maintain temperature and humidity conditions. Proceed with woodwork installation only when everyone concerned agrees that required ambient conditions can be maintained.

Prior to installation of architectural woodwork, examine shop fabricated work for completion, and complete work as required, including back priming and removal of packing.

INSTALLATION:

Install woodwork plumb, level, true and straight with no distortions. Shim as required using concealed shims. Install to a tolerance of 1/8" in 8'-0" for plumb and level (including tops); and with no variations in flushness of adjoining surfaces.

Scribe and cut work to fit adjoining work, and refinish cut surfaces or repair damaged finish at cuts.

Anchor woodwork to anchors or blocking built-in or directly attached to substrates. Secure to grounds, stripping and blocking with countersunk, concealed fasteners and blind nailing as required for a complete installation. Except where prefinished matching fasteners heads are required, use fine finishing nails for exposing nailing, countersunk and filled flush with woodwork, and matching final finish where transparent finish is indicated.

Casework: Install without distortion so that doors and drawers fit openings properly and are accurately aligned. Adjust hardware to center doors and drawers in openings and to provide unencumbered operation. Complete the installation of hardware and accessory items as indicated. Maintain veneer sequence matching (if any) of cabinets with transparent finish.

Tops: Anchor securely to base units and other support systems as indicated.

ADJUSTMENT, CLEANING, FINISHING AND PROTECTION:

Repair damaged and defective woodwork where possible to eliminate defects functionally and visually; where not possible to repair replace woodwork. Adjust joinery for uniform appearance.

Clean, lubricate and adjust hardware.

Clean woodwork on exposed and semi-exposed surfaces. Touch-up shop-applied finishes to restore damaged or soiled areas.

Refer to the Division 9 sections for final finishing of installed Architectural Woodwork.

Provide final protection and maintain conditions, in a manner acceptable to Fabricator and Installer, which ensures architectural woodwork being without damage or deterioration at time of substantial completion.

END OF SECTION 06400

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