

# **General/Construction Notes and Project Specifications**

# Humboldt Bay Municipal Water District

## Ruth Bunkhouse Remodel Project

### General / Construction Notes and Specifications

#### 1. Permits

- a. The District **has** acquired the building permit for the Construction/Remodel of the bunkhouse from Trinity County. Shall be provided upon award of contract.
- b. The District **has not** acquired a demolition permit.

#### 2. General and Construction notes

- a. All construction details, nailing schedules, etc.; to be typical construction practices meeting Trinity County building code.
- b. All measurements to be field verified before ordering or purchase of lumber, beams, materials, etc.
- c. Elevation drawings show Hardie shingles in roof gable areas.
  - i. Quote with Hardie shingles. With an option to use Hardie Plank to roof line at a reduced cost of XX dollars.

#### 3. Specifications

- a. **Lighting schedule** - Quote all LED fixtures or incandescent / fluorescent fixtures with retro fitted LED bulbs installed.
  - i. **Living area** – Recessed fixtures in the ceiling with bronze tone trim ring.
  - ii. **Wall lights in living area** - Sconce wall fixtures - Minka Knotted Iron 9-1/4" High Wall Sconce (Positioned for down lighting)
  - iii. **Stair well** – Minka Knotted Iron 9-1/4" High Wall Sconce (Positioned for down lighting)
  - iv. **Kitchen** – 4 ft. LED tube fixture - Lithonia Lighting 10648RE BZ Bronze 2 Light Ceiling Fixture
  - v. **Bedrooms and halls** – Flush mount round lights - Progress lighting model P2303
  - vi. **Bathrooms** – Vanity lights – Progress lighting P2979
  - vii. **Porch** – Sconce wall fixtures – Kichler 49071BST Brown Stone Atwood Collection 1 Light 11" Outdoor Wall Light
- b. **Smoke Detectors / CO2 Alarms**
  - i. Install hard wired smoke detectors in all sleeping rooms, hallways leading to sleeping rooms and 1 in living room area. Per markup on drawings by TCBD.
  - ii. Install hard wired CO2 detectors in hallways leading to sleeping rooms and 1 in living room area. Per markup on drawings by TCBD.
- c. **Heaters**
  - i. Main floor – Rinnai EX22CTP Direct Vent Furnace Propane Gas or equivalent.
  - ii. Bedrooms – Broan Model 170 – 8.3 amp electric wall heater with thermostat or equivalent.
- d. **Hot water heater**
  - i. On Demand - Rinnai RUS75e (REU-KCM2528W-US or equivalent).
- e. **Kitchen Cabinets & Counter**
  - i. Middle of the road quality with Formica counter tops. Wood grain, natural finish. Not Custom. Suggestion -Team Effort, Revolution series, Bamboo Honey concord
  - ii. Minimum ½" plywood cabinet case.
  - iii. Solid wood door and drawer faces – No panels
  - iv. Drawer construction
    1. Solid wood with dovetail joinery with 3/8" plywood bottom with natural Maple melamine face.

2. Full extension drawer guides
- v. Counter tops – Wilsonart laminate – Milano Amber 4724K-52 Quarry Finish

**f. Plumbing fixtures, Sinks & faucets**

**i. Kitchen**

1. Sink - Stainless Steel 60/40 double bowl
2. Faucet - Delta 21996LF-OB

**ii. Bathrooms**

**1. Downstairs - ADA compliant**

- a. Vanity and Sink – Submit proposal for approval
- b. Faucet - Delta 25984LF-OB
- c. Shower - Laurel Mountain Vanleer Low Zero Threshold - Barrier Free White Acrylic One-Piece Shower. Laurel Mtn. Item # 639292
- d. Faucet and Shower head – ADA compliant faucet & shower head assembly. Submit proposal for approved
- e. Toilet – ADA compliant, Kohler, Highline® Comfort Height® two-piece round-front 1.28 gpf toilet with Class Five® flush technology and left-hand trip lever, Model K-5481-0 or equivalent

**2. Upstairs**

- a. Vanity and Sink - 42” single sink. Submit proposal for approval.
- b. Faucet - Delta 25984LF-OB
- c. Shower – Delta, White Acrylic One-Piece Shower - 36” x 37” Delta Item # 358168
- d. Shower faucet and shower head - Mirabelle MIRPR8020EORB Oil Rubbed Bronze Provincetown Shower Trim Package with Multi Function Shower Head or equivalent
- e. Toilet – KOHLER Wellworth 2-piece 1.1 or 1.6 GPF Dual Flush Round Toilet in White, Model# K-3987-0 or equivalent

**g. Flooring**

- i. Laminate vinyl flooring – Core-Tec plus, Olympic Pine or equivalent.

**h. Doors**

- i. Entry, Kitchen & Balcony – (3) Fiberglass Smooth Primed, with Wagon Wheel 1/4 Lite 4-Panel, Insulated.
- ii. Interior - Hollow core, wood veneer, natural finish.
- iii. Sliding glass door – Simonton - Vinyl Sliding Patio Door, with screen, White Vinyl, Low-E glass, no grille, or equivalent

**i. Windows - All**

- i. Simonton - Sliding windows, with screen, White Vinyl, Low-E glass, no grille, or equivalent.

**j. Stairs**

- i. Douglas Fir lumber construction, Use Select / Structural grade with natural finish.

**k. Trim**

- i. Interior – Solid wood or Wood veneer – Natural finish. Submit proposal for approval
- ii. Exterior – Pre-primed cedar – 5/4 x 4” or 6”

**l. Paint and trim colors**

**i. Interior**

1. **Wall texture** – light texture on all walls and ceilings except bathroom walls and ceilings and kitchen wall behind counter top. Bathrooms and kitchen sink / counter top area will be smooth finish.
2. Paint - Rodda – latex, semi-gloss – Snowdrift or equivalent

**ii. Exterior**

1. Fawn/Beige with Dark brown trim – We will provide paint color chip when needed. Prefer Rodda paint or Sherwin Williams Superpaint or equivalent.

**m. Roofing**

- i. Metal, 26 gauge, Forrest Green

