

- c. Tile and grout color samples shall be provided to be approved by the Owner/Architect.
 - d. Provide boxed tile of each type installed, equal to 3% of the amount installed, to the Owner upon completion of project for attic stock.
2. Floor Tile
- a. Floor tile TBD by Architect and Owner, Contractor to provide material allowance of minimum \$10/sf and include installation in bid.
 - b. See finish schedule for specifications and patterns, trim, and accessories.
 - c. According to Manufacturer's instructions, install tile in thinset latex Portland cement mortar applied with a notched trowel, laid directly over plywood subfloor.
 - d. Grout shall be Standard Unsanded Cement Grout for joints 1/8" wide or less. Grout shall be Standard Sanded Cement Grout for joints larger than 1/8" wide. Grout color to be selected by Architect.
 - e. Provide Schluter-Ditra waterproofing and crack isolation membrane. Install per Manufacturer's instructions.
 - f. Provide expansion and control joints, perimeter and corner joints by Schluter, or tile Manufacturer's recommended accessories.
 - g. Provide prefabricated edge protection and transition profiles from single manufacturer to ensure compatibility. Provide samples for approval of stone thresholds, including color, shape, material, and finish.
 - h. Protect finished tile floor from traffic for 72 hours, minimum after installation. Where temporary use of new floors is unavoidable, supply large, flat boards or plywood panels over kraft paper for walkways.
 - i. Tile and grout samples are to be determined by Contractor and approved by the Owner.
 - j. Provide boxed tile of each type installed, equal to 3% of the amount installed, to the Owner upon completion of project for attic stock.

096400 WOOD FLOORING

- 1. Solid or Engineered wood floor width, style and color TBD by Owner, provide a
- 2. Install according to manufacturer's instructions and recommendations for preparation of substrates to receive wood flooring. Install with tight and even joints, plumb and level. Sloppy work and hammer blossoms will be rejected. Minimize expansion/control joints to greatest extent possible per manufacturer's requirements.
- 3. Deliver flooring at least 14 days (or minimum per manufacturer's recommendation) in advance of installation and store in space to be installed in order to permit natural adjustment of moisture content.

096816 SHEET CARPETING

- 1. Reversed. None in project Scope

099113 EXTERIOR PAINTING

- 1. Reserved

099123 INTERIOR PAINTING

- 1. Do not paint prefinished items, concealed spaces, operating parts and labels.
- 2. Provide prime coat and at least two finish coats of paint to interior gypsum board wall surfaces. Ceilings: flat finish. Walls: eggshell finish.
- 3. Use only best quality, low VOC professional paint products by ICI, Benjamin Moore, Pratt and Lambert, or approved equal.
- 4. Provide prime coat and at least two finish coats of paint, semi-gloss finish, to interior trim, base moldings, window and door casings unless noted otherwise on drawings.
- 5. Install all paint products in strict conformance with manufacturer's recommendations. Prep all surfaces to receive paint, stain, or clear finishes as recommended by product manufacturers.
- 6. Single source limitations: Obtain fillers, primers, and undercoat materials from the same manufacturer as finish coats.

099300 STAINING AND TRANSPARENT FINISHING

- 1. If solid wood flooring, use Waterlox Original Tung Oil or approved equal applied per manufacturer's recommendations
- 2. See 062013 Exterior Finish Carpentry for additional information.

PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT SPECIFICATIONS

G-006

Brady Residence

Jim and Julia Brady
9 Moody Street Portland ME 04101

ARCHITECT
DRAFTSPERSON:
PJ/JJK
DATE OF ISSUE:
3/7/18
PROJECT STATUS:
90% CD's

CONSULTANT:

SUBMISSIONS:

ISSUE	DATE	DESCRIPTION	ISSUE NUMBER
001	12/01/2017	CITY REVIEW	001
002	03/07/2018	REVISOR'S CITY REVIEW COMMENTS	002

CHANGES THIS ISSUE

ID	DESCRIPTION