

OUTLINE SPECIFICATIONS

SECTION 024119 - SELECTIVE DEMOLITION

- 1.1 FIELD CONDITIONS
- A. HAZARDOUS MATERIALS: CONTRACTOR TO NOTIFY ARCHITECT UPON DISCOVERY OF ANY HAZARDOUS MATERIALS. HAZARDOUS MATERIALS TO BE REMOVED IN ACCORDANCE WITH LOCAL AUTHORITY HAVING JURISDICTION.
- 1.2 PREPARATION
- A. REFRIGERANT: REMOVE ACCORDING TO 40 CFR 82.
- 1.3 UTILITY SERVICES AND MECHANICAL/ELECTRICAL SYSTEMS
- A. UTILITY SHUT OFF: BY OWNER.

SECTION 040120.63 - BRICK MASONRY REPAIR

- 1.1 MATERIALS
- A. FACE BRICK MATCHING EXISTING.
- B. BUILDING BRICK.
- C. CEMENTITIOUS MATERIALS: PORTLAND CEMENT AND LIME, MASONRY CEMENT, OR MORTAR CEMENT.
- D. SAND WHERE MORTAR IS EXPOSED: MATCHING SAND IN EXISTING MORTAR.
- E. BRICK PATCHING COMPOUND.
- 1.2 EXECUTION
- A. ABANDONED ANCHORS REMOVED AND HOLES PATCHED.
- B. BRICKS REMOVED AND REPLACED.
- C. STEEL UNCOVERED DURING THE WORK PAINTED WITH ANTI-RUST COATING.
- D. BRICK PATCHED WITH BRICK PATCHING COMPOUND.
- E. EXISTING PATCHES REMOVED AND REPLACED.
- F. FINAL CLEANING PERFORMED ONLY IF OVERALL CLEANING OCCURS BEFORE REPAIR WORK.

SECTION 055000 - METAL FABRICATIONS

- 1.1 PRODUCTS
- A. MATERIALS: STEEL PLATES, SHAPES, AND BARS.
- B. MISCELLANEOUS FRAMING AND SUPPORTS: GALVANIZED WHERE INDICATED
- C. METAL: STEEL.
  - 1. GALVANIZED EXTERIOR.
  - 2. SHEET STEEL: SOLID AND PERFORATED.
- D. GALVANIZED STEEL ROD GUARD INFILL AT PATIO RAILINGS.
- E. LOOSE STEEL LINTELS, PRIMED USING ZINC-RICH PRIMER AT EXTERIOR WALLS.
- F. ANCHOR BOLTS, STEEL PIPE SLEEVES, SLOTTED-CHANNEL INSERTS, AND WEDGE-TYPE INSERTS CAST INTO CONCRETE OR BUILT INTO UNIT MASONRY.

SECTION 061000 - ROUGH CARPENTRY

- 1.1 GENERAL
- A. WOOD PRODUCTS, GENERAL:
  - 1. DIMENSION LUMBER FRAMING.
- B. MAXIMUM MOISTURE CONTENT OF LUMBER: 15 PERCENT.
- C. WOOD-PRESERVATIVE-TREATED LUMBER:
  - 1. ITEMS IN CONTACT WITH ROOFING OR WATERPROOFING.
  - 2. ITEMS IN CONTACT WITH CONCRETE OR MASONRY.
  - 3. FLOOR PLATES INSTALLED OVER CONCRETE SLABS-ON-GRADE.
- D. FIRE-RETARDANT-TREATED MATERIALS:
  - 1. INTERIOR TYPE: A UNLESS OTHERWISE INDICATED.
- E. NON-LOAD-BEARING INTERIOR PARTITIONS: CONSTRUCTION, STUD, OR NO. 3 GRADE.
  - 1. APPLICATION: ALL INTERIOR PARTITIONS.
  - 2. SPECIES: ANY SPECIES.
- F. JOISTS, RAFTERS, AND OTHER FRAMING: CONSTRUCTION, STUD, OR NO. 3 GRADE.
  - 1. SPECIES: HEM-FIR (NORTH), SOUTHERN PINE, DOUGLAS FIR-LARCH, MIXED SOUTHERN PINE, SPRUCE-PINE-FIR, DOUGLAS FIR-SOUTH, HEM-FIR, OR DOUGLAS FIR-LARCH (NORTH).
- G. FASTENERS: HOT-DIP GALVANIZED STEEL WHERE EXPOSED TO WEATHER, IN GROUND CONTACT, IN CONTACT WITH TREATED WOOD, OR IN AREA OF HIGH RELATIVE HUMIDITY.
- H. METAL FRAMING ANCHORS:
  - 1. HOT-DIP GALVANIZED STEEL FOR INTERIOR LOCATIONS.
- I. MISCELLANEOUS MATERIALS:
  - 1. SILL-SEALER GASKETS: NEOPRENE FOAM.
  - 2. FLEXIBLE FLASHING.
  - 3. ADHESIVES: LOW VOC.
  - 4. WATER-REPELLENT PRESERVATIVE.
- 1.2 INSTALLATION
- A. FURRING TO RECEIVE GYPSUM BOARD: 1-BY-2-INCH NOMINAL - SIZE FURRING AT 16 INCHES O.C.
- B. INTERIOR PARTITIONS FRAMING: 2-BY-6-INCH NOMINAL, 2-BY-4-INCH NOMINAL, AND 2-BY-3-INCH NOMINAL SIZE WOOD STUDS AT 16 INCHES O.C.
- C. STAIR FRAMING: LAMINATED-VENEER LUMBER, PARALLEL-STRAND LUMBER, OR SOLID LUMBER.

SECTION 061600 - SHEATHING

- 1.1 MATERIALS
- A. WALL SHEATHING:
  - 1. PLYWOOD: EXTERIOR, STRUCTURAL 1, 11/32 INCH THICK.
- B. PARAPET SHEATHING:
  - 1. PLYWOOD: EXTERIOR, STRUCTURAL 1, 15/32 INCH THICK.

C. SUBFLOORING AND UNDERLAYMENT:

- 1. PLYWOOD COMBINATION
- SUBFLOOR-UNDERLAYMENT: EXTERIOR, STRUCTURAL 1, C-C PLUGGED, 23/32 INCH THICK.
- D. FASTENERS: HOT-DIP GALVANIZED STEEL WHERE EXPOSED TO WEATHER, IN GROUND CONTACT, IN CONTACT WITH TREATED WOOD, OR IN AREA OF HIGH RELATIVE HUMIDITY.

SECTION 064300 - WOOD STAIRS

- 1.1 GENERAL
- A. GRADE: PREMIUM.
- B. FINISHES FOR STAIR PARTS: AS FOLLOWS:
  - 1. TREADS: TRANSPARENT.
  - 2. RISERS: TRANSPARENT.
- 1.2 SHOP FINISHING
- C. GRADE: SAME GRADE AS WOODWORK.

SECTION 064600 - WOOD TRIM

- 1.1 INTERIOR STANDING AND RUNNING TRIM FOR OPAQUE FINISH
- A. GRADE: PREMIUM.
- B. WOOD SPECIES: POPLAR, EASTERN WHITE PINE, SUGAR PINE, OR WESTERN WHITE PINE.
- C. EXTENT: ALL WOOD TRIM SHOP FINISHED.

SECTION 072100 - THERMAL INSULATION

- 1.1 MATERIALS
- A. INSULATION:
  - 1. GLASS-FIBER BLANKET: KRAFT FACED.
- B. AUXILIARY INSULATING MATERIALS:
  - 1. INSULATION FASTENERS.

SECTION 072119 - FOAMED-IN-PLACE INSULATION

- 1.1 MATERIALS
- A. OPEN-CELL SPRAY POLYURETHANE FOAM: MINIMUM DENSITY OF 0.4 LB/CU. FT.

SECTION 072500 - WEATHER BARRIERS

- 1.1 MATERIALS
- A. BUILDING PAPER: NO. 15 ASPHALT-SATURATED ORGANIC FELT.
- B. BUILDING WRAP.
- C. BUILDING-WRAP TAPE.
- D. FLEXIBLE FLASHING: BUTYL RUBBER OR RUBBERIZED ASPHALT.
- E. DRAINAGE MATERIAL.

SECTION 072600 - VAPOR RETARDERS

- 1.1 MATERIALS
- A. POLYETHYLENE VAPOR RETARDERS: 6-MIL- THICK SHEET.

SECTION 074213 - METAL SIDING

- 1.1 PERFORMANCE REQUIREMENTS
- A. STRUCTURAL PERFORMANCE: ASTM E 1592.
  - 1. WIND LOADS: AS INDICATED ON DRAWINGS.
  - 2. OTHER DESIGN LOADS: AS INDICATED ON DRAWINGS.
  - 3. DEFLECTION LIMITS: 1/180.
- B. AIR INFILTRATION: ASTM E 283.
- C. WATER PENETRATION: ASTM E 331.
- D. EXPOSED-FASTENER, LAP-SEAM METAL WALL PANELS:
  - 1. PROFILE: CORRUGATED.
  - 2. MATERIAL: STEEL.
  - 3. EXTERIOR FINISH: GALVANIZED.
- E. ACCESSORIES: FLASHING AND TRIM.
- 1.2 INSTALLATION
- F. WATERTIGHT INSTALLATION: SEALANT OR TAPE AT JOINTS.

SECTION 075323 - ETHYLENE-PROPYLENE-DIENE-MONOMER (EPDM) ROOFING

- 1.1 WARRANTY
- A. MANUFACTURER'S MATERIALS AND WORKMANSHIP WARRANTY: 10 YEARS.
- 1.2 MATERIALS
- A. EPDM ROOFING: NONREINFORCED, 45 MILS THICK.
- B. SHEET FLASHING: 60-MIL- (1.5-MM-) THICK EPDM.
- C. PROTECTION SHEET.
- D. SUBSTRATE BOARD: TYPE X GYPSUM BOARD.
- E. ROOF INSULATION: EXTRUDED-POLYSTYRENE BOARD.
  - 1. TAPERED INSULATION: 1/4 INCH PER 12 INCHES.
- F. ROOF PAVERS: SELF-LEVELING, LIGHTWEIGHT CONCRETE.
- 1.3 INSTALLATION
- A. ROOF INSULATION: ADHERED.
- B. COVER BOARD: LOOSELY LAID.
- C. ROOFING MEMBRANE: MECHANICALLY FASTENED.
- D. SEAMS: TAPE.

SECTION 076200 - SHEET METAL FLASHING AND TRIM

- 1.1 PERFORMANCE REQUIREMENTS
- A. SHEET METAL STANDARD FOR FLASHING AND TRIM: SMACNA'S "ARCHITECTURAL SHEET METAL MANUAL".
- 1.2 MATERIALS
- A. SHEET METALS:
  - 1. ALUMINUM SHEET: MILL.
  - 2. METALLIC-COATED STEEL SHEET:
    - a. MILL PHOSPHATIZED.
    - b. COIL-COATED FINISH: TWO-COAT FLUOROPOLYMER.
- B. UNDERLAYMENT: FELTS, SYNTHETIC UNDERLAYMENT, OR SELF-ADHERING, HIGH-TEMPERATURE SHEET.
- 1.3 PRODUCTS
- A. MANUFACTURED THROUGH-WALL FLASHING WITH

COUNTERFLASHING.

- B. MANUFACTURED REGLETS WITH COUNTERFLASHING.
- C. FORMED ROOF FABRICATIONS: INCLUDING COPINGS, BASE FLASHING, COUNTERFLASHING, FLASHING RECEIVERS, ROOF-PENETRATION FLASHING AND PARAPET CAPS.

PART 2 - SECTION 079200 - JOINT SEALANTS

- 1.1 JOINT SEALANTS
- A. SILICONE JOINT SEALANTS.
- B. NONSTAINING SILICONE JOINT SEALANTS.
- C. URETHANE JOINT SEALANTS.
- D. BUTYL JOINT SEALANTS.
- E. LATEX JOINT SEALANTS.
- F. JOINT-SEALANT BACKING.

SECTION 081000 - DOORS

- 1.1 DOORS
- A. SEE DOOR SCHEDULE ON DRAWING A6.1.
- 1.2 DOOR FRAMES
- A. SEE DOOR SCHEDULE ON DRAWING A6.1
- 1.3 HARDWARE
- B. SEE DOOR SCHEDULE ON DRAWINGS A6.1.

SECTION 085000 - WINDOWS

- 1.1 WARRANTY
- A. WINDOWS: 10 YEARS FROM DATE OF SUBSTANTIAL COMPLETION.
- 1.2 WINDOW PERFORMANCE REQUIREMENTS
- A. SEE WINDOW SCHEDULE ON DRAWINGS A6.1 FOR PERFORMANCE REQUIREMENTS.
- 1.3 ACCESSORIES
- A. INSECT SCREENS: AT EACH OPERABLE EXTERIOR SASH, WITH ALUMINUM FRAMES AND WITHOUT WICKETS.

SECTION 092900 - GYPSUM BOARD

- 1.1 INTERIOR GYPSUM BOARD:
  - 1. GYPSUM WALLBOARD.
  - 2. GYPSUM BOARD, TYPE X.
  - 3. GYPSUM CEILING BOARD.
  - 4. MOLD-RESISTANT GYPSUM BOARD.
- 1.2 TILE-BACKING PANELS:
  - 1. GLASS-MAT, WATER-RESISTANT BACKING BOARD.

SECTION 093000 - INTERIOR FINISHES

- 1.1 FINISHES
- A. THE FOLLOWING INTERIOR FINISHES ARE TO BE SELECTED BY THE OWNER:
  - 1. COUNTERTOPS.
  - 2. ARCHITECTURAL CASEWORK.
  - 3. WOOD FLOORING.
  - 4. PAINT COLORS.
  - 5. WALL TILE.
  - 6. FLOOR TILE.

SECTION 113100 - RESIDENTIAL APPLIANCES

- 1.1 APPLIANCES
- A. RANGE AND COOKTOP:
  - 1. TO BE SELECTED BY OWNER.
- B. RECIRCULATING RANGE HOOD:
  - 1. TO BE SELECTED BY OWNER.
- C. DISHWASHER:
  - 1. TO BE SELECTED BY OWNER.
- D. REFRIGERATOR:
  - 1. TO BE SELECTED BY OWNER.

SECTION 224100 - RESIDENTIAL PLUMBING FIXTURES

- 1.1 PLUMBING FIXTURES
- A. SHOWER PANS, FIXTURES, AND HEADS:
  - 1. TO BE SELECTED BY OWNER.
- B. TOILETS:
  - 1. TO BE SELECTED BY OWNER.
- C. KITCHEN AND BATHROOM SINKS AND FAUCETS:
  - 1. TO BE SELECTED BY OWNER.
- D. COMBINATION TUB/SHOWER:
  - 1. TO BE SELECTED BY OWNER.

ISSUE DATE  
11/3/15  
SHEET SCALE  
AS NOTED

DRAWN BY  
AEW  
SHEET TITLE  
OUTLINE SPECS

BUILDING PERMIT SET

REVISIONS

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PROJECT NO.  
15019

PROJECT NAME  
EAST END LOFTS  
PORTLAND, ME 04101



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