


30-C-1

Outline Specifications  
for  
Gribizis Warehouse

Portland, Maine

December 12, 1997

TFH Architects  
100 Commercial Street  
Portland, Maine 04101  
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17/Jan/98  


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**DIVISION 1 — GENERAL REQUIREMENTS**

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**SECTION 01000 - PROJECT SUMMARY****A. PROJECT DESCRIPTION**

1. Project Name and Location: Gribizis Warehouse, 1021 Ocean Avenue, Portland, Maine.
2. Project Summary: 4,000 s.f. addition to the existing Warehouse.
  - a) site work within 10'-0" of building, plus foundation
  - b) removal of east wall
  - c) addition, including concrete foundation, framing, roof, etc.
  - d) construction of a new wood frame addition, including doors, windows, and new roof
  - e) stub plumbing for future accessible bathrooms
  - f) shoring and bracing of existing structure as required
  - g) coordinate with paving contractor

**C. COORDINATION**

1. Coordination: Coordination of site work, utilities, building construction, and interior finish work.

**D. FIELD ENGINEERING**

1. Underground Utilities: Verification and location of underground utilities, facilities, and equipment.
2. Layout: Layout for site improvements, utilities, and structures.

**END OF SECTION****DIVISION 2 - SITE WORK**

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**SECTION 02040 - DEMOLITION****A. PROJECT INCLUDES**

1. Selective Demolition:
  - a. Removal of exterior east wall siding, removal of roofing as needed to tie in new shingles.
  - b. Protection of portions of building components adjacent to or affected by selective demolition.

- c. Removal and legal disposal of materials.
- d. Removal of existing landscaping.
- e. All items not reused will become the property of the general contractor and disposed of properly, if disposal is necessary.

**END OF SECTION**

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**DIVISION 3 — CONCRETE**

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**SECTION 03300 - CAST-IN-PLACE CONCRETE**

**A. PROJECT INCLUDES**

1. Plant-Mixed Cast-In-Place Concrete:
  - a. Slabs.

**B. QUALITY ASSURANCE**

1. Standards: ACI 318, Building Code Requirements for Reinforced Concrete, and CRSI Manual of Standard Practice.

**C. PRODUCTS**

1. Concrete Design Mixes, ASTM C 94, 28 Day Compressive Strength:
  - a. Slabs on Grade and Paving Base: 4000 psi.
  - b. Exterior Site Concrete and Pads Exposed to Weather: 4000 psi.
2. Form-work: Plywood or metal panel form-work sufficient for structural and visual requirements.
3. Reinforcing Materials:
  - a. Reinforcing Bars: ASTM A 615, Grade 60, deformed.
  - b. Steel Wire: ASTM A 82.
  - c. Steel Wire Fabric: ASTM A 185, welded.
4. Concrete Materials: ASTM C 150, Type I, Portland cement; ASTM C 33 normal weight aggregates; potable water.
  - a. ASTM C 33, normal weight aggregates.
5. Auxiliary Materials:
  - a. Vapor Retarder: ASTM E 154 polyethylene sheet, 8 mils.
6. Concrete Finishes for Monolithic Slabs:
  - a. Trowel finish with saw cuts as indicated on drawings.
  - b. Floor hardener "Saniseal 5", by Master Builders Company or equal.

**END OF SECTION**

**DIVISION 4 — MASONRY**

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NOT USED

**DIVISION 5 — METALS**

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NOT USED

**DIVISION 6 — WOOD AND PLASTICS**

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**SECTION 06100 - ROUGH CARPENTRY****A. PROJECT INCLUDES**

1. Rough Carpentry:
  - a. Framing with dimension lumber.
  - b. Wood grounds, nailers, and blocking.
  - c. Wood furring.
  - d. Sheathing, both plywood and board.
  - e. Air infiltration barrier.
  - f. Wood Siding.
  - g. Fiberglass reinforced cement board.

**B. QUALITY STANDARDS**

1. Lumber Standards and Grade Stamps: PS 20, American Softwood Lumber Standard and inspection agency grade stamps.
2. Construction Panel Standards: PS 1, U.S. Product Standard for Construction and Industrial Plywood; APA PRP-108.
3. Preservative Treatment: AWPA C2 for lumber and AWPA C9 for plywood; waterborne pressure treatment.

**C. PRODUCTS**

1. Dimension Lumber:
  - a. Light and Structural Framing: Stud, No. 2 or Standard grade.
  - b. Provide lumber S4S, S-Dry, unless otherwise indicated, grade marked, complying with PS 20.
  - c. Species: Any species graded under WWPA, WCLB, SPIB, or NELMA rules.
  - d. All lumber in contact with concrete or masonry to be pressure-treated with waterborne preservatives complying with AWPA C2.
2. Panel Products:
  - a. General: Provide APA graded panels complying with PS 1/ANSI A199.1 for type of applications indicated.

- b. Roof Sheathing: Exterior grade, exposure 1, APA 32/16, CD, 3/4 inch.
- c. Wall Sheathing/Siding: APA rated siding, exterior grade, siding to be T1-11 to match existing.
3. Miscellaneous Lumber:
  - a. Moisture Content: 19 percent.
  - b. Grade: Standard grade light framing.
4. Air infiltration barrier.
  - a. Typar or equal.
5. Sill Seal: CertainTeed sill seal or equal.
6. Rough Hardware: Provide all necessary hardware required for a complete installation, including:
  - a. Fasteners and anchorages for work exposed to weather or in contact with ground to be hot dip galvanized, complying with ASTM A 153.
  - b. Plywood sheathing clips
  - c. Truss connector plate as manufactured by Simpson or equal, to be installed on the inside of the building.

#### END OF SECTION

#### SECTION 06192 - WOOD TRUSSES

##### A. PROJECT INCLUDES

1. Prefabricated Metal-Plate-Connected Wood Trusses:
  - a. Gable-shaped trusses.

##### B. QUALITY ASSURANCE

1. Standards: TPI, Design Specification for Metal Plate Connected Wood Trusses; TPI, Design Specification for Metal Plate Connected Parallel Chord Wood Trusses.
2. Design Engineering: Registered engineer.
3. Fire-Retardant Treatment: AWPA C20 for lumber; noncorrosive type.
4. Load Requirements:
  - a. Live Load: 50 psi minimum
  - b. Dead Load: 10 psi for both top and bottom chords.

##### C. PRODUCTS

1. Wood Trusses:
  - a. Lumber Standard: PS 20 American Softwood Lumber Standard.
  - b. Species: Manufacturer's option.
  - c. Dressing: Dressed four sides.
  - d. Moisture Content: Seasoned, 15 percent maximum.





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**DIVISION 7 — THERMAL AND MOISTURE PROTECTION**

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**SECTION 07210 - BUILDING INSULATION****A. PROJECT INCLUDES**

1. Building Insulation and Vapor Retarders:
  - a. Under slabs-on-grade, board type.
  - b. Thermal insulation in exterior walls, blanket type.
  - c. Thermal insulation over bottom chord of wood truss, blanket type.
  - d. Sheet vapor retarders.

**B. PRODUCTS**

1. Board Insulation:
  - a. Type: Extruded polystyrene, rigid, ASTM C 578. To be Dow Styrofoam 60 Brand High Load Insulation.
2. Blanket/Batt Insulation:
  - a. Type: Glass fiber or mineral slag fiber, ASTM C 665, Type I (unfaced).
  - b. Type: Glass fiber or mineral slag fiber, ASTM C 665, Type III (kraft vapor-retarder membrane).
3. Accessories:
  - a. Adhesives and mechanical anchors.
  - b. Crack sealers and tapes.

**END OF SECTION****SECTION 07311 - ASPHALT SHINGLES****A. PROJECT INCLUDES**

1. Shingles for roofing applications.

**B. WARRANTY**

1. Shingle Warranty: Manufacturer's 25 year warranty.

**C. PRODUCTS**

1. Asphalt Shingles:
  - a. Type: Square tab strip shingles, heavy weight, UL Class A, ASTM D 3018. Color to match existing.
  - b. Ridge shingles to match.
2. Accessories:
  - a. Underlayment: 30# asphalt-saturated fiberglass felt.
  - b. Bituthane ice dam system: 36" up all sloped eaves.

**END OF SECTION**

**SECTION 07600 - FLASHING AND SHEET METAL****A. PROJECT INCLUDES**

1. Flashing and Sheet Metal:
  - a. Metal counterflashing and base flashing.
  - b. Exterior wall flashing.
  - c. Sheet metal accessories.

**B. PRODUCTS**

1. Sheet Metal Flashing and Trim:
  - a. Baked enamel finished aluminum, 0.024 inch formed roof drip edges and wall flashings.

**END OF SECTION****SECTION 07900 - JOINT SEALERS****A. PROJECT INCLUDES**

1. Joint sealers at interior and exterior vertical and horizontal joints.
2. Inspection and repair of all existing caulked joints under cap flashings and expansion joints.

**B. PRODUCTS**

1. Urethane Elastomeric Joint Sealants (Exterior):
  - a. Type and Application: One-part nonsag urethane sealant, ASTM C 920, for vertical and horizontal joints, exterior use.
2. Latex Joint Sealants (Interior):
  - a. Type: Acrylic-emulsion, ASTM C 834.
  - b. Application: Interior joints in vertical and overhead surfaces with limited movement.
3. Auxiliary Materials:
  - a. Plastic foam joint fillers.
  - b. Elastomeric tubing backer rods.
  - c. Bond breaker tape.

**END OF SECTION**

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**DIVISION 8 — DOORS AND WINDOWS**

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**SECTION 08000 - METAL DOORS, WOOD WINDOWS, ACCESS PANELS,  
AND OVERHEAD DOOR****A. PROJECT INCLUDES**

1. Steel Doors:
  - a. Provide 3'-0" x 6'-8" x 1-3/4" insulated steel doors. Doors to be formed of 22-gauge hot dip galvanized sheets. Provide Brosco Royal Stainable Steel, Model AA-70.
2. Wood Windows:
  - a. Manufactured by Andersen. Provide casement C14 to match existing windows.
3. Access Panels:
  - a. Provide attic access panel, 22 inches by 30 inches minimum. Provide Milcor, Style CF or equal for installation in drywall ceiling.
4. Sectional Overhead Door:
  - a. Provide insulated sectional steel door with one vision panel. Doors shall match existing overhead doors manufactured by Overhead Door Corporation.

**END OF SECTION**

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**DIVISION 9 — FINISHES**

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**SECTION 09250 - GYPSUM DRYWALL****A. PROJECT INCLUDES**

1. Gypsum Drywall Systems:
  - a. Interior walls, partitions, and ceilings for tape and joint compound finish.
  - b. Insulation and vapor barrier systems in gypsum drywall systems.
2. Gypsum Drywall Attachment:
  - a. Gypsum board screw-attached to wood framing and furring.

**B. QUALITY ASSURANCE**

1. Performance: Fire, structural, and seismic performance meeting requirements of building code and local authorities.

**C. PRODUCTS**

1. Gypsum Board:
  - a. Gypsum Wallboard: ASTM C 36, regular and fire-rated types, 5/8 inch typical thickness.

- b. Joint Treatment: ASTM C 475 and ASTM C 840, 3-coat system.
- c. Installation Standard: ASTM C 840.
2. Trim Accessories:
  - a. Material: Metal or plastic trim.
  - b. Types: Cornerbead, edge trim, and control joints.
3. Auxiliary Materials:
  - a. Gypsum board screws, ASTM C 1002.
  - b. Fastening adhesive.

#### END OF SECTION

### SECTION 09900 - PAINTING

#### A. PROJECT INCLUDES

1. Painting and surface preparation for interior unfinished surfaces as scheduled.
2. Painting and surface preparation for exterior unfinished surfaces as scheduled.
3. Field-painting and surface preparation of exposed mechanical and electrical piping, conduit, ductwork, and equipment.
4. Repainting and surface preparation at areas of remodeling.

#### B. QUALITY ASSURANCE

1. Regulations: Compliance with VOC and environmental regulations.

#### C. PRODUCTS

1. First-line commercial-quality products for all coating systems.

#### D. EXTERIOR PAINT SCHEDULE

1. Zinc-coated Metal: High-Gloss Alkyd Enamel Finish, 1 coat galvanized metal primer, 2 coats alkyd gloss enamel.
2. Siding: 1 coat Latex Exterior Primer, 1 coat Latex House Paint.
3. Trim: 1 coat Latex Exterior Primer, 2 coats Acrylic Latex.

#### E. INTERIOR PAINT SCHEDULE

1. Gypsum Drywall: to receive 1 coat of interior latex-based primer and 2 coats of interior semigloss odorless alkyd enamel finish coat.
2. Woodwork: to receive 1 coat interior enamel undercoat, 2 coats interior semigloss odorless alkyd enamel.
3. Doors and Frames: All new exterior doors and frames to receive 1 coat exterior enamel undercoat, and 2 coats exterior semigloss alkyd enamel.

#### END OF SECTION

**DIVISION 10 — SPECIALTIES**

NOT USED

**DIVISION 11 — EQUIPMENT**

NOT USED

**DIVISION 12 — FURNISHINGS**

NOT USED

**DIVISION 13 — SPECIAL CONSTRUCTION**

NOT USED

**DIVISION 14 — CONVEYING SYSTEMS**

NOT USED

**DIVISION 15 — MECHANICAL**

**SECTION 15000 - GENERAL**

A. Design build per Owner's specification.

**END OF SECTION**

**DIVISION 16— ELECTRICAL**

**SECTION 16000 - GENERAL**

A. Design build per Owner's specification.

**END OF SECTION**

**END OF SPECIFICATION**