Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 05/31/17

23 Ocean Avenue - Outline Specification
12-14-2016

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Comparable products to those listed will be considered. Submit request to Architect for review.

1. Concrete
   (a) Refer to Structural Notes sheet S0.0.
2. Masonry
   (a) Brick
      i. Morin Old Port Series, Narrow Flashed Range
      ii. Mortar color to match brick
   (b) Concrete block
      i. Gagne and Sons Series 400 3C-SM – Solid from brick shelf to grade.
   (c) Scope
      i. Veneer on new building
      ii. Infill abandoned basement opening on east side of existing building
      iii. Create new doorway in foundation on north side of existing building.
3. Metals
   (a) Refer to Structural Notes sheet S0.0
4. Rough Carpentry
   (a) Exterior Walls
      i. Refer to Structural Drawings and tructural Notes sheet S0.0.
      ii. Hunter Panel XCI-NB 5/8 ply 2.1 (r-9.6) XCI-NB 5/8 ply 1.6 at exterior shear wall locations – refer to structural drawings for shear wall locations
      iii. Tyvek Commercial Wrap weather resistive barrier
   (b) Interior walls:
      i. 2x4 or 2x6 @ 16” o.c. See plans for locations.
      ii. See framing plans for shear wall locations and framing.
   (c) Floors
      i. Engineered lumber or dimensional lumber per framing plans.
   (d) Roof
      i. Engineered lumber or dimensional lumber per framing plans

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5. Thermal and Moisture Protection
   (a) Siding
      i. Metal Siding
         A. Horizontal Profile: Fabral 4-Rib exposed fastener siding panel.
            - Color – Slate Gray
         B. Vertical Profile: Fabral 7/8” Corrugated exposed fastener siding panel.
            - Color – Slate Blue
         C. Provide color samples for confirmation
      ii. Fiber Cement Panels
         A. American Fiber Cement Metro
         B. Painted to match vertical corrugated siding Fabral Slate Blue color.
         C. EPDM joint strip by manufacturer applied to furring at panel joints.
      iii. Veneer Panel at cornice
         A. Mapes Corelite Veneer Panel
            - Exterior Kynar – Charcoal Grey
            - Core – Corelite
            - Interior – Smooth Mill
            - Manufacturer's Extruded Veneer Moldings as shown in details.
   (b) Exterior Trim
      i. Boral TruExterior Trim, sizes as noted in details.
   (c) Insulation
      i. Basement:
         A. 1 1/2” XPS on wall
         B. 2” XPS below slab
      ii. Walls:
         A. Hunter Panel Insulated Sheathing
         B. High density fiberglass batt
            - Alternate: 5 ½” Dense Pack Cellulose
      iii. Roof:
         A. 4” (R-25) closed cell spray foam applied to underside of roof sheathing, R-13 fiberglass batt in remaining roof cavity.
            - Alternate: dense pack cellulose in remaining roof cavity
   (d) Roofing
      i. Firestone .060” Rubberguard EPDM or similar Installed per manufacturer’s instructions for manufacturer’s standard 25 year warranty.

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A. Roof edge: 7” Anchor Tite fascia.
   - Color - Charcoal

ii. Fabral Snap-on-Seam standing seam, 1” seam
   A. Color: Charcoal Gray

(e) Concrete Dampproofing
   i. Tuff-n-Dri or similar.

(f) Sub-Slab Vapor Retarder
   i. Stego Wrap 15 mil. Reinforced Poly.

6. Openings

(a) Windows
   i. Sierra Pacific H3
      A. Glazing: dual pane low-e (alternate: super sun blocker)
      B. Color:
         - Ext. Cladding: Jet Black
         - Ext. Casing and Sill: Battleship Gray
         - Interior: Ultra Coat White
         - Hardware: White
      C. Screens for operable units
      D. Accessories: Manufacturer's 3 1/2" aluminum flat casing and 3/4" sill nosing
      E. Install per manufacturer's thru-frame installation instructions for all units except those in fiber cement panel clad or brick veneer areas. Windows in fiber cement panel clad and brick veneer areas to omit casing and sill and follow manufacturer's nailing fin installation instructions.

(b) Exterior Doors
   i. Office Entry: Therma Tru Smooth Star S8000, flush glazed
   ii. Residential Entry: Therma Tru Smooth Star S2000, 14” sidelight, flush glazed
   iii. Install per manufacturer's instructions.
   iv. Paint to match window sash color Jet Black
   v. Closer: Sergeant 1431 Series Powerglide, or similar. At locations noted in drawings.
   vi. Exit Device: Sergeant 8800 Series Rim exit device, or similar. At locations noted in drawings.

(c) Interior Doors
   i. Masonite Legacy Oak, prefinished, clear finish
   ii. Rated where noted on drawings
   iii. Frames painted to match trim.

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iv. Closer: Sergeant 1431 Series Powerglide, or similar. At locations noted in drawing
v. Exit Device: Sergeant 8800 Series Rim exit device, or similar. At locations noted i drawings.

7. Finishes
   (a) Drywall
      i. Typical walls and ceilings ½”
      ii. Rated walls and ceilings ½” or ⅝” Type X, see details.
   (b) Interior Trim
      i. Base: 1x3 preprimed pine
      ii. Trim 1x3 preprimed Pine
      iii. Wire shelf and rod at all closets
   (c) Floors
      i. Bedrooms
         A. Carpet
      ii. Stairs
         A. Carpet
   (d) Composite Decking
      i. Azek Deck (or similar) 1x4 deck board
8. Specialties
   (a) Cable Railing
      i. Feeney Design Rail
         A. Base mount square posts
            - Fascia mount square posts at ornamental stair upper run.
         B. Horizontal cable
         C. Color:
            - Roof Deck and New stair at existing building– Black
            - Ornamental Stair - White
         D. Cap Rail:
            - Roof Deck and New stair at existing building– Series 200 cap rail
               - DesignRail LED lighting kit at Roof Deck
            - Ornamental Stair – Series 400 cap for wood railing
         E. One 36” gate with key lockable drop bolt (#7359) and adjustable hinges (#7243) at roof deck.
9. Fire Protection
   (a) Design-build sprinkler system.