

145 GLENWOOD AVENUE, PORTLAND, MAINE
OUTLINE SPECIFICATIONS

PREPARED FOR PLYMOUTH HOUSE BY WHIPPLE CALLENDER ARCHITECTS

2.18.13 PERMIT SUBMITTAL

INTENT OF DOCUMENTS:

- A. The Outline Specifications are general. It is their intent describe renovated building and its site-work including all the necessary materials, labor, permitting, and administration required for a fully functioning building. All components specified are listed to establish a quality level, and imply a complete, installed, and operational system. Components or systems not listed, but necessary for a complete building and/or site, shall be considered a requirement of these documents.

CONSTRUCTION PERFORMANCE SPECIFICATIONS

1.1 GENERAL

- A. Codes and Standards: All work shall meet or exceed applicable codes and regulations of building, zoning, fire department and other governmental agencies having jurisdiction including, during the period of permit application, but not limited to, the following:
- B. The building and fire safety codes and appropriate supplements that apply in the State of Maine, and the municipality within which the site is located, including but not limited to the following:
 - 1. Current edition of the National Fire Protection Association's Codes and Rules as presently adopted by the State of Maine including, but not limited to, the following:
 - a. NFPA 101 – Life Safety Code
 - b. NFPA 13 – Standards for in Installation of Sprinkler Systems
 - c. NFPA 70 – National Electrical Code
 - d. NFPA 72 – National Fire Alarm Code
 - e. NFPA 90A – Installation of Air-Conditioning and Ventilation Systems
 - f. NFPA 90B – Installation of Warm Air Heating and Air-Conditioning Systems
- C. Applicable Building Codes and supplements.
 - 1. Applicable local, state, federal, public utilities, transportation and/or environmental (e.g. Environmental Protection Agency) regulations.
 - 2. Latest applicable (as of date building permit applied for) industry standards of practice such as: American Society of Heating, Refrigeration and Air Conditioning Engineers (ASHRAE), SMACNA, Precast Concrete Institute, Architectural Woodwork Institute, ANSI.
 - 3. Applicable handicapped accessibility regulation and standards including, but not limited to, the Maine Human Rights Act, and The Americans with Disabilities Accessibility Guidelines.
 - 4. Where there are conflicts between codes and regulations, the most stringent shall be applicable.

- D. All building systems, including mechanical, plumbing, electrical, fire protection, etc. shall be complete and fully operational.

SPECIFICATIONS

DIVISION 01: GENERAL CONDITIONS

- A. General Contractor responsibilities.
 - 1. Project management, supervision, safety program
 - 2. Field layout, shop drawings, record and as-built drawings, quality control
 - 3. General liability, workman's compensation insurances
 - 4. Payment and performance bonds, [builder's risk insurance,]building permits, testing services
 - 5. Dust and water control
 - 6. Signs and project identification, field office and storage trailers.
 - 7. Dust control, ongoing project cleaning, final cleanup, legal disposal of waste
 - 8. Record drawings
- B. Owner responsibilities:
 - 1. Site plan approvals and regulatory review; reasonable, unimpeded access to the site.
 - 2. Timely decision making and desired night time security; site survey and establishment of project baseline
 - 3. Desired testing services [and builders risk insurance]

DIVISION 02: EXISTING CONDITIONS

- A. Boundary survey by Owner. Contractor to identify and protect property pins and monuments.
NOT ANTICIPATED
- B. Protect neighboring land and improvements
- C. Geotechnical investigation by Owner. Contractor to follow report recommendations. NOT ANTICIPATED
- D. Building demolition
 - 1. Remove specified items completely
 - 2. Remove existing garage/ shed completely, grub conc. piers
 - 3. Label and save trim, casework, sinks, hoods etc. for consideration for re-use.
- E. Selective demolition
 - 1. Provide trash chutes, dumpster roll-off containers, and temporary enclosures and dust control as required
 - 2. Describe required demolition by floor
 - a. Basement- Remove existing asbestos tile and insulation prior to work in the basement. Remove existing ceiling material, partitions, knob & tube, kitchen equipment, etc.
 - b. First Floor- Remove existing asbestos tile prior to beginning work. Protect rooms to the west of the fireplace. Remove walls, windows, doors as necessary to install new egress stair and kitchen depicted in plans.

- c. Second Floor- Remove existing asbestos tile prior to beginning work. Remove walls, windows, doors as necessary to install new egress stair and bathroom as depicted in plans.
- d. Third Floor- Remove existing finish and insulation at rafters and dormers.

DIVISION 03: CONCRETE

- A. Foundations (3000 psi in 28 days, air entrained where exposed to weathering)
 1. Conventional type foundation, 5' frost cover with 60#/cy reinforcement; retaining type foundation, 5' frost cover and 125#/cy reinforcement; column footings with 125#/cy reinforcement; column piers with 200#/cy reinforcement; elevator pit structure and structural entries with 85#/cy reinforcement
 2. Protect existing structure against undermining
- B. Slabs
 1. Interior at grade (4000 psi 28 days)
 - a. 2 1/2" thick typical, with "Slab Shield" vapor barrier and reinforced with fiber
 - b. Sawcut along column lines, general size not to exceed 10' x 10'
 - c. Equipment pads as required
- C. Slabs
 1. Exterior at grade (3500 psi 28 days)
 - a. 4" thick typical, with 8 mil reinforced poly vapor barrier and reinforced with 6x6 # 10 mesh
 - b. Sawcut along column lines, general size not to exceed 10' x 10'
 - c. Equipment pads as required
 - 2.
- D. Miscellaneous
 1. 1/2" thick joint fillers all slab edges ending against vertical surfaces, full slab depth
 2. Membrane cure, compatible with future adhered finished flooring, at all areas (wet cure option)
 3. Liquid hardener sealer at floors to remain as exposed interior concrete
 4. Saltgard protection at exterior concrete flatworks
 5. Anchor bolts and grout plates

DIVISION 04: MASONRY

NOT USED

DIVISION 05: STEEL

NOT USED

DIVISION 06: CARPENTRY

- A. Rough Carpentry
 1. Pressure treated perimeter sill plates, roof blocking
 2. No. 2, KD SPF wood framing for exterior and interior walls, and selected roof framing
 3. Engineered lumber framing for headers
 4. Engineered wood "I" joists for floor framing

5. Plywood roof sheathing
 6. Plywood wall sheathing
 7. Plywood floor sheathing
 8. Blocking as required for built-in woodworks, doors, accessories; plywood electric panel backers
 9. Air barrier building wrap
- B. Finish Carpentry
1. Painted exterior wd. trim at roof edges, soffits, corner boards, etc.
 2. Soffit vent
 3. Hardwood interior trim as required
 4. Painted interior trim as required
 5. Installation of salvaged woodwork
 6. Closet shelving where indicated
 7. Coat shelving and rods
- C. Architectural Woodwork
1. Wd. cabinetry to be shop fabricated
 2. Base and wall-mounted countertops where indicated
 3. Architectural woodwork
 4. RESTORE EXISTING WINDOWS TO FULL OPERATION WITH NEW STORM WINDOW BY "CUSTOM BUILT" OF WARWICK R.I.
- D. Plastic Paneling
1. FRP panel splash guards at laundry room
- E. Plastic shower Lining Paneling
1. Sidewall of shower solid plastic sheet with sealant @ all seams

DIVISION 07: THERMAL AND MOISTURE

- A. Waterproofing
1. Not anticipated
- B. Thermal Insulation
1. At Basement-
 - a. 3" closed cell at interior face of foundation wall
 - b. Interior framed walls with fiberglass batts
 - c. Sub Slab Vapor Retarders- Slab Shield w/ taped seams
 2. At Ground Floor
 - a. At new 2 x 6 walls, full open cell foam- R-20 min.
 - b. At existing 2 x 4 stud wall cavity- full fill open cell R-20 min.
 - c. At new framed flat roof- fill 2 x 10 cavity R-45 min.
 3. At Floor Two-
 - a. Based on Thermal imaging, fill voids in the stud cavity from the interior
 - b. At new 2 x 6 walls, full open cell foam- R-20 min.
 4. At Floor Three
 - a. At existing rafters- full fill open cell R-40 min.
 - b. At existing dormer walls -full fill open cell R-20 min.
 - c. Below-Grade Vapor Retarders

- E. Asphalt shingle roofing- around existing dormers and at new garage
 - 1. 30 year, architectural style layered asphalt roof shingles- match existing as closely as possible
 - 2. Waterproof underlayment at eaves, felt underlayment over remaining areas
 - 3. Standard aluminum metal drip edges, rake flashing, step flashing
 - 4. Continuous ridge vent
- F. Siding
 - 1. Vinyl siding, trim and soffits
- G. Membrane roofing
 - 1. .060 adhered EPDM membrane with roof edge trims-flashings
 - 2. Cutting, flashing and patching of existing roof membrane to accommodate piping and/or duct penetrations thru roof
- H. Sheet Metal Flashing and Trim
 - 1. 16 oz. zinc-coated copper metal through-wall flashing at roof-wall intersection
- I. Penetration Firestopping
 - 1. UL approved firestopping systems provided for penetrations in fire rated partitions
- J. Joint Sealants
 - 1. Exterior and interior sealants as required

DIVISION 08: OPENINGS

- A. Steel Doors and Frames
 - 1. Exterior 18 gage, galvanized face welded frames
 - 2. Exterior 18 gage, galvanized and insulated doors
 - 3. Interior 18 gage, face welded frames
 - 4. Interior knock down frames, 18 gage, no expansion anchors. Set before gypsum board only
 - 5. Interior 18 gage, metal doors
 - 6. All primed paint finish
- B. Flush Wood Doors
 - 1. Particle core, PC5 [7] construction
 - 2. Premium, grade A veneer, rotary cut [natural birch] [white birch]
 - 3. Premium, grade A veneer, plain sliced [red oak] [white oak] [maple] [cherry]
 - 4. Fire-rated mineral core where required
 - 5. Provide structural composite lumber core where required for exit devices and oversized glass lites
- C. Sectional Overhead Doors
 - 1. Insulated sectional door, [manual] [electric] operation
- D. Wood Windows
 - 1. Marvin or Pella window systems, aluminum clad wood with insulated low E glass
 - 2. [Double-hung] [Awning] [Sliding] [Fixed] with screen- SEE SCHEDULE
- E. Door Hardware
 - 1. Heavy-duty, stainless steel ball bearing hinges for exterior doors

2. Heavy-duty ball bearing hinges for interior doors
 3. Exit devices, rim and surface vertical rod types
 4. Mortise locksets, lever handle
 5. Heavy-duty cylindrical locksets, lever handle
 6. Sargent 281 closers or equal
 7. Mortised flush bolts for double storage doors
 8. Pulls, push bars, push plates, stops as required
- F. Glazing
1. Full-lite and half-lite allowances for HM and wood door packages
 2. Fire rated glazing at rated doors

DIVISION 09: FINISHES

- A. Drywall
1. 5/8" thickness throughout, type "X", unless noted otherwise
 2. Mold and moisture resistant gypsum board only at walls with sinks and the whole shower rooms
 3. Drywall ceilings on furring channels at selected areas
 4. Soffits and special construction at selected areas
 5. Acoustical sealants at STC rated partitions
- B. Tiling
1. NOT ANTICIPATED
- C. Wood Flooring
1. Wood strip flooring to match existing
 2. Laminated wood flooring
- D. Resilient Base and Accessories
1. Rubber cove base
 2. Rubber straight base
 3. Vinyl cove base
 4. Vinyl straight base
 5. Rubber stair treads with integral riser, low-profile disc design
 6. Vinyl reducers and transitions as required
- E. Resilient Sheet Flooring
1. Vinyl sheet flooring
 2. Linoleum sheet flooring
- F. Tile Carpeting
- G. Sheet Carpeting
- H. Exterior Painting
1. Trim
 2. Decks
- I. Interior Painting: Provide Low-VOC paint products
1. Exposed to view drywall
 2. Masonry with filler coat

3. Steel door and frames
 4. Railings and handrails
 5. Non-factory finish woodwork, window ledges, and closet shelving: window interiors
 6. Exposed sprinkler piping and miscellaneous metals, interior and exterior railings, and stair frames and risers
- J. Staining and Transparent Finishes
1. Exposed hardwood surfaces

DIVISION 10: ACCESSORIES

- A. Visual Display Surfaces
1. Porcelain enamel marker boards
 2. Cork tackboards
 3. Fabric wrapped tackboards
 4. Hanging strips
- B. ADA and general interior signage
- C. Toilet Compartments
1. Metal compartments
 2. Plastic compartments
 3. Stainless steel hardware
 4. Continuous angle mounting brackets for pilasters and panels
- D. Wall and Door Protection
1. Wall panels
 2. Corner guards
- E. Toilet Accessories
1. Paper product dispensers by owner
 2. Soap dispensers by owner
 3. Toilet tissue dispenser
 4. Paper towel dispenser and receptacle
 5. Paper towel dispenser
 6. Grab bars
 7. Mirrors
 8. Sanitary napkin vendor
 9. Sanitary napkin dispenser
 10. Robe hook
 11. Shower rod, curtain and hooks
 12. Folding shower seat
 13. Mop rack
 14. Hand dryer
 15. Hair dryer
 16. Baby changing station
- F. Fire extinguishers and cabinets
- G. Metal lockers
1. Corridor lockers
 2. Athletic lockers

3. Locker benches
- H. Other Specialties
1. Projection screens by owner

DIVISION 11: EQUIPMENT

- I. Residential Appliances
1. Microwave
 2. Electric stove
 3. Gas stove
 4. Electric cooktop
 5. Dishwasher
 6. Garbage disposal
 7. Refrigerator

DIVISION 12: FURNISHINGS

- A. Roller Window Shades
1. Room darkening shades
 2. Black-out shades
- B. Entrance Floor Mats and Frames
1. Carpet mat
 2. Pedimat style mat

DIVISION 13: SPECIAL CONSTRUCTION (NOT USED)

DIVISION 14: CONVEYING SYSTEMS 9 (NOT USED)

DIVISIONS 15 – 19 (NOT USED)

DIVISION 21 – FIRE SUPPRESSION

- A. Sprinkler system
1. The building shall be fitted with a fully automatic and supervised sprinkler system per NFPA 13R. Provide service entrance including underground, OS and Y valve or PID valve as required by local requirements and service backflow prevention. Provide design and components as necessary to meet NFPA 13R and local codes. Fire protection system will have a wet system for the piping running in the warm building. Storage tank and fire pumping system priced as an ADD ALTERNATE; sufficiency of City water supply and pressure NOT assumed. STREET MAIN IS 6" WITH 58 POUNDS OF PRESSURE WITH A FLOW RATE OF 978

DIVISION 22 – PLUMBING

- A. Provide a potable water service entrance in compliance with BOCA Plumbing Code and local Water Company regulations. Service piping shall be HDPE with a ball valve shutoff, backflow prevention device, pressure gauge and water meter at the service entrance. Provide a pressure regulating valve after the backflow preventer.
- B. All waste and vent piping shall be PVC per ASTM D2665 or ASTM D303 with fittings and joints.

- C. Water Closets – Floor mounted vitreous china, 1.4 GPF, with flush valve, roughed in for handicap accessibility where required.
- D. Lavatories – White vitreous china undermount with gooseneck faucet with wrist blades.
- E. Kitchen Sink – 18 gauge double bowl lay-in, 8-inch deep minimum type 302 Stainless Steel with single arm lever control, drainboards @ ea. side and swivel gooseneck faucet and spray.
- F. Janitor Sink – 24”X24” floor mounted mop sink with utility faucet, vacuum breaker, mop holder, corner guards and drop down hardware.
- G. Floor Drains – All general area floor drains shall be with 3” waste outlet. All floor drains shall be fitted with trap primers.
- H. Frost Free house Bib – Provide frost-free hose bibs on exterior of the building.
- I. Domestic Water Heater – On demand natural gas furnace.
- J. All domestic water piping to flexible polyethylene tube installed in the building slab. Provide ball valves at all branches (on the manifolds) and at the main entrance. Provide drains at all low points in the system.
- K. All water lines shall be insulated per minimum energy efficiency code standards.

DIVISION 23 – HEATING, VENTILATION, AND AIR-CONDITIONING (HVAC)

- L. Gas fired hot water heating system. Individual rooms controlled with wall mounted panels individually controlled.
- M. Exhaust Fans will be required for ventilation for all bathrooms. Air from bathrooms shall be exhausted at the rate of 2 CFM/sq.ft. Bathroom exhaust fans will be activated by light switches or motion sensors.
- N. The third floor will be air conditioned seasonally

DIVISION 24 – NOT USED

Not Used

DIVISION 25 – INTEGRATED AUTOMATION

Not Used

DIVISION 26 – ELECTRICAL

- A. Service and Distribution
 - 1. Service will be 300 amp single phase from a new overhead service.
 - 2. Power will be distributed to branch circuit panel-boards in the mechanical room and Floor Two.
- B. Wiring Methods
 - 1. Standard MC cables for the branch circuits.

- C. Interior Lighting
 - 1. Energy efficient fluorescent lamps and ballasts to comply with Efficiency Maine's incentive program.
 - 2. LED exit signs.
 - 3. Re-wired existing fixtures
- D. Exterior Lighting
 - 1. Wall mounted with metal halide lamps and full cut-off light distribution.
- E. Fire Alarm System
 - 1. Addressable fire alarm system with smoke detection in corridors and common spaces, and initiating devices throughout the facility. Provide CO detectors at all bedrooms.
 - 2. Emergency lighting

DIVISION 27 – COMMUNICATIONS

- A. Communications infrastructure
 - 1. Cable to locations noted on plans
 - 2. Wireless devices for data

DIVISION 28 – ELECTRONIC SAFETY AND SECURITY - NOT USED

DIVISION 29 – NOT USED

DIVISION 31 – EARTHWORK

- B. Site safety
 - 1. Signage, fencing, and barriers as required
- C. General site prep
 - 1. Erosion and sediment control
 - 2. Loam stripped, screened, and stockpiled; protection of existing trees to remain
 - 3. Ledge excavation NONE ANTICIPATED
 - 4. Rough grading

DIVISION 32 – EXTERIOR IMPROVEMENTS

- D. General site prep
 - 1. Earthwork cuts as required to rough grade for garage foundation work
 - 2. Excavation and backfill for new water, sewer, and site electrical; sand bedding and overlays with final backfill utilizing excavated materials assumed suitable
 - 3. 12" gravel base beneath new bituminous driving surfaces
 - 4. 2-1/2" bituminous pavement at walkways
 - 5. 18" gravel base beneath new bituminous pavement
 - 6. 3" bituminous pavement at drives and parking areas
 - 7. Bituminous curb where indicated
 - 8. Painted parking stripping
 - 9. Fence at garage side boundary
 - 10. Loam and seed for disturbed and new lawn areas
 - 11. Landscaping allowance
 - 12. Removal of excess excavated materials from site

- E. Garage building prep
 - 1. Excavate/backfill as required for structure; provide imported select gravel/granular backfill throughout, do not utilize on-site materials for backfill purposes
 - 2. 8" crush stone and 15 mil vapor barrier beneath slabs on grade (or per geotechnical report)
 - 3. Excavate and backfill interior utilities
 - 4. Fine grade for slab
 - 5. 5' drip strip of crushed rock under drip lines

DIVISION 33 – UTILITIES

- F. Utilities
 - 1. 6" CLDI water line from Glenwood dividing into 4" CLDI sprinkler line and 2" HDPE domestic line
 - 2. Overhead phone/cable/communications lines
 - 3. New sanitary connection
 - 4. PVC stormdrain piping
 - 5. Foundation drains at perimeter tied to subgrade stormwater

DIVISION 34 – TRANSPORTATION

Not used

DIVISION 35 – WATERWAY AND MARINE CONSTRUCTION

Not used

DIVISION 36 – 39 – NOT USED

DIVISION 40 – PROCESS INTEGRATION

Not used

DIVISION 41 – MATERIAL PROCESSING AND HANDLING EQUIPMENT

Not used

DIVISION 42 – PROCESS HEATING, COOLING, AND DRYING EQUIPMENT

Not used

DIVISION 43 – PROCESS GAS AND LIQUID HANDLING, PURIFICATION, AND STORAGE EQUIPMENT

Not used

DIVISION 44 – POLLUTION CONTROL EQUIPMENT

Not used

DIVISION 45 – INDUSTRY-SPECIFIC MANUFACTURING EQUIPMENT

Not used

DIVISION 40 – 47 – NOT USED

DIVISION 48 – ELECTRICAL POWER GENERATION

Not used