

116 WALTON ST.- OUTLINE SPECIFICATIONS

WHIPPLE CALLENDER ARCHITECTS

6.1.13

INTENT OF DOCUMENTS:

- A. The Drawings and Outline Specifications are schematic. It is their intent describe a 'Class A' 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. Temporary service (electrical, water, sanitary, power, heat, fire protection, enclosures/barriers)
 - 6. Snow fencing of foundations and site fencing at project, dust and water control
 - 7. Signs and project identification, field office and storage trailers.
 - 8. Dust control, ongoing project cleaning, final cleanup, legal disposal of waste
 - 9. Record drawings and jobsite meeting minutes

- 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 has been completed by Owner. Contractor to identify and protect property pins and monuments

- B. Protect neighboring land and improvements

- C. Tree Removal

- D. Building demolition
 - 1. Remove interior walls as directed by the construction documents completely, remove basement slab as directed.
 - 2. Remove existing exterior walls as required to tie kitchen addition into existing house and carriage house; provide shoring and support

- E. Selective demolition
 - 1. Provide trash chutes, dumpster roll-off containers, and temporary enclosures and dust control as required
 - 2. Perform required demolition by floor
 - 3. Remove existing chimney as noted
 - 4. Remove and replace existing roof hatch with new 3' x 3' Bilco model

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;
 - 2. Protect existing structure against undermining

- B. Slabs
 - 1. Interior at grade (4000 psi 28 days)
 - a. 4" thick typical, with "Slab Shield" poly vapor barrier and reinforced with 6x6 # 10 mesh
 - b. Sawcut as required, general size not to exceed 10' x 10'
- C. Miscellaneous
 - 1. Membrane cure, compatible with future adhered finished flooring, at all areas (wet cure option)
 - 2. Liquid hardener sealer at floors to remain as exposed interior concrete
 - 3. Anchor bolts and grout plates
 - 4. Repair of existing cracked foundation at corner of carriage house
 - 5. Provide and install bentonite water stop where new pours meet brick/ rubble

DIVISION 04: MASONRY-

- A. New cast conc. to existing masonry
 - 1. Where new cast conc. walls meet existing, repair existing 24" to either side of wall and provide ½" x 8" stl. dowels 24" o.c. vertically

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. Wood Trusses
 - 1. Engineered wood roof trusses
- C. Finish Carpentry
 - 1. Painted exterior PVC trim, at roof edges, soffits, corner boards, etc.
 - 2. Painted exterior No. 2 pine trim, at roof edges, soffits, corner boards, etc.
 - 3. Hardwood window ledges at interior walls typical u.n.o., see Division 9 for sheetrock jamb and header returns
 - 4. Plastic laminate closet shelving where indicated
 - 5. Coat shelving and rods
 - 6. New PVC rail system at existing decks
- D. Architectural Woodwork
 - 1. Cabinetry to be solid maple with rail and panel, solid drawer fronts
 - 2. Base and wall-mounted countertops where indicated

3. Laundry area countertop with shelf below
 4. Architectural woodwork
 5. Salvage existing cabinets for possible re-use
- E. Plastic Paneling
1. FRP panel splash guards at janitor mop sinks

DIVISION 07: THERMAL AND MOISTURE

- A. NOT USED
- B. Thermal Insulation
1. 2" rigid extruded polystyrene foundation insulation
 2. Flash and batt system exposed and new stud cavities. 3" foam with 3 ½" unfaced batts
 3. Attic insulation will consist of 6 inch unfaced fiberglass batt insulation with 12 inch deep blown-in fiberglass on top
 4. Low-pressure foam insulation around new doors, windows, and perimeter wall openings
 5. Rim Band closed cell foam insulation
- C. Below-Grade Vapor Retarders
1. "Slab Seal" under all new cast conc. slabs. Extend 8" min. up sidewalls
- D. Air Barriers
1. 40 mil DFT sheet, roll-on, or spray-applied air barrier membrane system
- E. Asphalt shingle roofing
1. Existing to remain
- F. Siding
1. Cedar clapboards to match
- G. Membrane roofing @ Main House flat roof and New Kitchen
1. .060 adhered EPDM membrane with R30 rigid insulation,
 2. Note that existing membrane manufacturer must be identified and consulted as to warranty validations for this work
- H. Sheet Metal Flashing and Trim
1. 16 oz. zinc-coated copper metal through-wall flashing at roof-wall intersection of new kitchen addition and Main House & Carriage House
- 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- NOT USED
- B. 4 Panel Wood Doors- RATED
1. Particle core, PC5 [7] construction

2. Painted
 3. Fire-rated mineral core where required
- C. Access Doors and Frames
1. Bilco 3 x 3 lockable roof access hatch with all required accessories
- D. Wood Windows
1. Marvin or Pella window systems, aluminum clad wood interior with insulated low E glass
 2. [Double-hung] [Awining] with screens
- E. Door Hardware
1. Heavy-duty, stainless steel ball bearing hinges for exterior doors
 2. Heavy-duty ball bearing hinges for interior doors
 3. Mortise locksets, lever handle
 4. Heavy-duty cylindrical locksets, lever handle
 5. Mortised flush bolts for double storage doors
 6. Pulls, push bars, push plates, stops as required

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 new kitchen and bathroom ceilings
 4. Soffits and special construction at selected areas
 5. Wallpaper removal and plaster patching as required due to damage, electrical installation, boundary with new, etc.
- B. Wood Flooring
1. Wood strip flooring pieced into existing
- C. Resilient Sheet Flooring
1. Vinyl sheet flooring
- D. Sheet Carpeting
- E. Exterior Painting
1. All exterior wood finishes incl. window trim, ornamental fascia, clapboards, etc.
 2. Power Wash existing wood surfaces and allow to completely dry prior to application of wood primer.
 3. Application of sealants around penetrations of the clapboards.
 4. Application of solid body stain.
- F. Interior Painting: Provide Low-VOC paint products
1. Exposed to view drywall
 2. Non-factory finish woodwork, window ledges, and closet shelving: window interiors
 3. Exposed sprinkler piping and miscellaneous metals, interior and exterior railings, and stair frames and risers
- G. Staining and Transparent Finishes

1. Exposed hardwood surfaces to be cleaned, new work will be stained and finished to match

DIVISION 10: ACCESSORIES

- A. Toilet Compartments- NOT USED
- B. Wall and Door Protection- NOT USED
- C. 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. Mop rack
 13. Hair dryer
- D. Wall Mtd. fire extinguishers

DIVISION 11: EQUIPMENT –BY OWNER

- E. Residential Appliances
 1. Microwave
 2. Electric stove
 3. Gas stove
 4. Electric cooktop
 5. Dishwasher
 6. Garbage disposal
 7. Refrigerator
 8. Glass backboards
 9. Wood backboards
 10. Volleyball equipment
 11. Floor inserts

DIVISION 12: FURNISHINGS- BY OWNER

DIVISION 13: SPECIAL CONSTRUCTION -NOT USED

DIVISION 14: CONVEYING SYSTEMS- 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 13 D. Provide service from existing domestic service. Provide design and

components as necessary to meet NFPA 13 D and local codes. Fire protection system will have basement tanks and cover the entire buildingl

2. Storage tank and fire pumping system included. Listed Pump not required

DIVISION 22 – PLUMBING

- A. Existing water service to remain.
- B. All waste and vent piping shall be PVC per ASTM D2665 or ASTM D303 with fittings and joints.
- C. Relocate existing sub slab sanitary to overhead.
- D. Water Closets – Floor mounted vitreous china, 1.4 GPF, with flush valve.
- E. Lavatories – one piece molded tops.
- F. Shower Units- 3 x 3 one piece fiberglass units.
- G. Kitchen Sink – 18 gauge single bowl lay-in, 8-inch deep minimum type 302 Stainless Steel with single arm lever control and swivel gooseneck faucet and spray.
- H. Janitor Sink – 24”X24” floor mounted mop sink with utility faucet, vacuum breaker, mop holder, corner guards and drop down hardware.
- I. Floor Drains – NOT USED
- J. Frost Free house Bib – Provide 3 frost-free hose bibs on exterior of the building.
- K. Domestic Water Heater – Provide instant on hot water at all bathrooms
- L. All domestic water piping to flexible polyethylene tube. Provide drains at all low points in the system.
- M. NOT USED
- N. All water lines shall be insulated per minimum energy efficiency code standards.

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

- A. NOT USED
- B. Heating System Carriage House and Kitchen addition- New hi-efficiency gas unit- wall mounted condensing providing heat and hot water to the kitchen. Repair existing if possible.
- C. Heating System Main House- Remain steam with new gas fired steam boiler utilizing existing radiators and steam lines.
- D. NOT USED
- E. Heating piping will be copper tubing type M or K, or steel piping schedule 40 and will be insulated with 1” of thermal insulation.

- F. Cooling System -NOT USED
- G. Chiller capacity, based on preliminary calculations is 120 tons of refrigeration. Chiller will have integrated duplex pumps package, low/high ambient package, R-134A environment friendly refrigerant, 4 compressors and dual circuits, integrated “free-cooling” capability.
- H. Exhaust Fans will be required for ventilation for all bathrooms, housekeeping and soiled utility. Air from bathrooms shall be exhausted at the rate of 2 CFM/sq.ft. (Air Changes per Hour). Bathroom exhaust fans will be activated by light switches or motion sensors.

DIVISION 25 – INTEGRATED AUTOMATION- NOT USED

DIVISION 26 – ELECTRICAL

- A. Service and Distribution
 - 1. Existing service to remain.
 - 2. Power will be distributed to branch circuit panelboards in the electric room, Carriage House and Floor 3
- B. Emergency Generator
 - 1. Install new Generator Connection at south side of building determined in the field.
- C. Wiring Methods
 - 1. Standard Residential
- D. Interior Lighting
 - 1. Energy efficient fluorescent lamps and ballasts to comply with Efficiency Maine’s incentive program.
 - 2. LED exit signs.
- E. Exterior Lighting
 - 1. Wall mounted with metal halide lamps and full cut-off light distribution.
- F. Fire Alarm System
 - 1. Refer to plan for fixture locations- Smoke detectors tied directly to alarm.

DIVISION 27 – COMMUNICATIONS

- A. Communications infrastructure
 - 1. Voice and data horizontal cables will be Cat 5e, from faceplate in conduit to ceiling void, then to cable tray to IT Closet, terminated on patch panels.
 - 2. Wireless devices for data above ceilings serving exam and procedure rooms.
 - 3. CATV to upper level waiting area.
 - 4. Public address system in waiting rooms, procedure rooms with individual volume control and call switch with ceiling speakers throughout.

DIVISION 28 – ELECTRONIC SAFETY AND SECURITY - NOT USED

DIVISION 31 – EARTHWORK

- A. Description

1. Site preparation for new driveway, new foundation at kitchen connector, excavation for foundation drainage and new drainage structure.
 2. Refer to Site Plan for additional info.
- B. Site safety
1. Signage, fencing, and barriers as required
- C. General site prep
1. Erosion and sediment control: silt fence, site dewatering; dust control
 2. Loam stripped, screened, and stockpiled; protection of existing trees to remain
 3. Ledge excavation (if any) is excluded
 4. Rough grading
 5. Slope protection with erosion fabric

DIVISION 32 – EXTERIOR IMPROVEMENTS

- A. General site prep
1. Earthwork cuts as required to rough grade for kitchen connector
 2. Excavation and backfill for utilities and drainage
 3. 12” gravel base beneath new bituminous walkway
 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. Loam and seed for disturbed and new lawn areas
 10. Landscaping BY OWNER
 11. Removal of excess excavated materials from site
- B. Kitchen connector foundation 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 “SLAB SHIELD” barrier beneath slabs on grade
 3. Excavate and backfill interior utilities

DIVISION 33 – UTILITIES

- C. Utilities
1. Existing water line to remain
 2. Existing sanitary connection to be re-located overhead rather than under the existing slab.
 3. Existing overhead electrical service to remain
 4. Existing overhead phone/cable/communications lines to remain
 5. New foundation drains at perimeter tied to gravity drains or to daylight as noted on plans
 6. New drainage structure at back yard
 7. New metal halide site lighting, wall- mounted

END OF SPECIFICATION