

- c. Tile and grout color samples shall be provided to be approved by the Owner/Architect.
 - d. Provide boxed tile of each type installed, equal to 3% of the amount installed, to the Owner upon completion of project for attic stock.
2. Floor Tile
- a. Floor tile TBD by Architect and Owner, Contractor to provide material allowance of minimum \$10/sf and include installation in bid.
 - b. See finish schedule for specifications and patterns, trim, and accessories.
 - c. According to Manufacturer's instructions, install tile in thinset latex Portland cement mortar applied with a notched trowel, laid directly over plywood subfloor.
 - d. Grout shall be Standard Unsanded Cement Grout for joints 1/8" wide or less. Grout shall be Standard Sanded Cement Grout for joints larger than 1/8" wide. Grout color to be selected by Architect.
 - e. Provide Schluter-Ditra waterproofing and crack isolation membrane. Install per Manufacturer's instructions.
 - f. Provide expansion and control joints, perimeter and corner joints by Schluter, or tile Manufacturer's recommended accessories.
 - g. Provide prefabricated edge protection and transition profiles from single manufacturer to ensure compatibility. Provide samples for approval of stone thresholds, including color, shape, material, and finish.
 - h. Protect finished tile floor from traffic for 72 hours, minimum after installation. Where temporary use of new floors is unavoidable, supply large, flat boards or plywood panels over kraft paper for walkways.
 - i. Tile and grout samples are to be determined by Contractor and approved by the Owner.
 - j. Provide boxed tile of each type installed, equal to 3% of the amount installed, to the Owner upon completion of project for attic stock.

- 096400 WOOD FLOORING
1. Solid or Engineered wood floor width, style and color TBD by Owner, provide a
 2. Install according to manufacturer's instructions and recommendations for preparation of substrates to receive wood flooring. Install with tight and even joints, plumb and level. Sloppy work and hammer blossoms will be rejected. Minimize expansion/control joints to greatest extent possible per manufacturer's requirements.
 3. Deliver flooring at least 14 days (or minimum per manufacturer's recommendation) in advance of installation and store in space to be installed in order to permit natural adjustment of moisture content.

- 096816 SHEET CARPETING
1. Reversed. None in project Scope

- 099113 EXTERIOR PAINTING
1. Reserved

- 099123 INTERIOR PAINTING
1. Do not paint prefinished items, concealed spaces, operating parts and labels.
 2. Provide prime coat and at least two finish coats of paint to interior gypsum board wall surfaces. Ceilings: flat finish. Walls: eggshell finish.
 3. Use only best quality, low VOC professional paint products by ICI, Benjamin Moore, Pratt and Lambert, or approved equal.
 4. Provide prime coat and at least two finish coats of paint, semi-gloss finish, to interior trim, base moldings, window and door casings unless noted otherwise on drawings.
 5. Install all paint products in strict conformance with manufacturer's recommendations. Prep all surfaces to receive paint, stain, or clear finishes as recommended by product manufacturers.
 6. Single source limitations: Obtain fillers, primers, and undercoat materials from the same manufacturer as finish coats.

- 099300 STAINING AND TRANSPARENT FINISHING
1. If solid wood flooring, use Waterlox Original Tung Oil or approved equal applied per manufacturer's recommendations
 2. See 062013 Exterior Finish Carpentry for additional information.

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DIVISION 10 – SPECIALTIES

- 102800 TOILET, BATH, AND LAUNDRY ACCESSORIES
1. TBD at a later date by Owner and Architect, Contractor to provide appropriate allowance.
- 102819 TUB AND SHOWER DOORS
1. Glass Shower Doors in locations shown in Drawings Frameless, Clear, 3/8" tempered glass, hardware TBD.
- 103100 FIREPLACES
1. Gas Fireplace by Regency Model #PC33ce located in living room. Install per manufacturer's recommendations.
 2. Refer to section 012100 for fireplace surround allowance.

DIVISION 11 – EQUIPMENT

- 113100 RESIDENTIAL APPLIANCES
1. These will be provided by the Owner under separate contact and TBD at a later date by Owner and Architect. See Appliances/Equipment Schedule in Drawings for more information. Contractor to provide allowance for installation.

DIVISION 12 – FURNISHINGS

- 122413 ROLLER WINDOW SHADES
1. Contractor to provide roller window shades at all windows. Basis of Design is MechoShade by MechoShade Systems, Inc. Provide cover or valance in a color to match specified window finish. At all bedrooms provide two shade panes, one shear and one black out. At all other windows provide only one shear pane. Contractor to prepare roller shades to be electronically controlled at the 4th floor living room spaces and at the 3rd floor master bedroom.
 2. **Submittals: Contractor to provide product data and initial selection for color and fabric.**

- 123530 RESIDENTIAL CASEWORK
1. All residential casework and related stone countertop work will be under separate Contract by Owner. General contractor to provide allowance for installation and blocking as required.

- 129300 SITE FURNISHINGS
1. Refer to Landscape Drawings for quantities and location. Site Furnishings by Owner

- 122413 ROLLER WINDOW SHADES

DIVISION 14 - CONVEYING SYSTEMS

- 142100 ELECTRIC TRACTION ELEVATORS (MRL)
1. Basis of design: Savaria Residential Elevator. Eclipse Model 40x54 Type 1L. Refer to Manufacturer's shop drawings and specifications.
 2. **Submittals: Contractor to provide product data and shop drawings to Architect and Owner for approval before procurement**

DIVISION 21 – FIRE SUPPRESSION

- 211313 WET-PIPE SPRINKLER SYSTEMS
1. Project will require an NFPA 13R sprinkler system to meet construction type requirements.
 2. Sprinkler head coverage shall conform with NFPA requirements for the use of the building. Coverage shall be increased accordingly where required by the Authority having jurisdiction
 3. Interior Heated Spaces: Conform to NFPA-13, commercial quick response type. Provide semi-recessed type with white finish for acoustical tile ceilings. Sprinkler heads in GWB ceilings shall be "concealed" type. Dry

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pendent or sidewall heads, where required, may be standard response type.

DIVISION 22 – PLUMBING

- 220000 PLUMBING SUMMARY
1. Plumbing scope of work is design build by Contractor, see Drawings fixture locations. In the absence of a selection.
 2. Plumbing Contractor shall obtain and pay for all necessary plumbing permits.
 3. Water piping will be Type "L" copper tube or PEX with lead-free soldered joints. Hot, Cold and Recirculated Hot Water piping shall be insulated with 1" thick fiberglass or ½" thick flexible unicellular insulation (Armaflex). Sanitary piping shall be Schedule 40 PVC with solvent-welded joints. Vent piping shall be Schedule 40 PVC with galvanized steel "Vent-thru-Roof". Shut-off valves shall be Apollo or Watts ball valves. The domestic water service shall be connected to the city supply. Water hammer arrestors shall be provided where indicated or required.
 4. The hot and cold water piping shall be pitched to a conveniently located low point drain to facilitate draining.

- 224100 RESIDENTIAL PLUMBING FIXTURES
1. See Plumbing Fixture Schedule for More Information
 2. Plumbing fixtures shall be provided as indicated on the Architectural drawings. Fixture manufacturer, model and color shall be as described in Plumbing Fixture Schedule, final determination by Owner. All fixtures shall be water-conserving.

DIVISION 23 - HEATING VENTILATING AND AIR CONDITIONING

- 230000 HEATING VENTILATING AND AIR CONDITIONING SUMMARY
1. Mechanical system and scope of work is design build by Contractor.
 2. Basis of design for mechanical system is a mini-split system, verify with Owner. A minimum of 4 zones are proposed, final locations of air handlers and heat pumps, TBD.
 3. System design shall be in conformance with all applicable local and national codes.

DIVISION 25 - INTEGRATED AUTOMATION

- 250000 INTEGRATED SUMMARY
1. Contractor to discuss home automation with Owner and is to be included as part of the bid.

DIVISION 26 – ELECTRICAL

- 260000 ELECTRICAL SUMMARY
1. Electrical scope of work is design build by Contractor.
 2. All work shall comply with National Electrical Code and all State and Local Codes.
 3. Electrical Contractor shall obtain and pay for all necessary electrical permits.
 4. Furnish and install branch circuit wiring, wall switches, receptacles, outlet boxes, plates, conduits and wire, and all necessary accessories, complete and connected to underground service.
 5. Wiring and connection of light fixtures: Electrical contractor shall consult all architectural drawings as to the type of ceiling construction and location of fixtures. All fixtures shall be clean and supplied with proper lamps upon completion of the project.
 6. Coordinate location of rough-in and devices with appliances to be installed with Owner.
 7. Provide flush, weatherproof outdoor ground fault outlets and ground fault outlets as required in new kitchen.
 8. Contractor shall be responsible for testing, inspections and approval of wiring, installation of fixtures and equipment for final acceptance of the complete electrical installations by the Electrical Inspector.
 9. New Load Center to be located as noted in the drawings

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- 265119 LED INTERIOR LIGHTING
1. Lighting Design is in progress and under the purview of Greg Day Lighting, 100 Front Street, 3rd Floor, Bath, ME 04530. 207-671-5551. Contractor to provide a lighting and controls allowance, refer to Allowances section.

DIVISION 28 – ELECTRONIC SAFETY AND SECURITY

- 280000 ELECTRONIC SAFETY AND SECURITY SUMMARY
1. Security System by Owner

DIVISION 31 – EARTHWORK

- 031100 EARTHWORK SUMMARY
1. Civil Engineering is by Northeast Civil Solutions, 381 Payne Road, Scarborough, ME. Contact Jim Fisher 207-883-1000
 2. Clearing and grubbing of building site.
 3. Excavation for footings/foundation. Excess materials are to be removed by contractor.
 4. Excavation and trenching for perimeter drainage system and the outfall.
 5. Foundation perimeter drainage system of 4" perforated ABS pipe in crushed stone and filter fabric, pitched to drywell (provide electric pump in sump pit in crawl space. Includes separate 4" interior drainage system / potential Radon mitigation sub-slab piping w/ capped stubs above slab is also to be provided.
 6. Construction of (TBD) driveway and maintenance during construction.
 7. Excavation, trenching & blasting as required for underground electric, telephone, CAT 5 cable, cable, and water and rework of lines to septic (Provide Allowance).
 8. Backfilling of foundation walls and trenching shall be with sand and gravel, filled and 95% compaction in maximum 12" lifts.
 9. Rough grading as appropriate with existing and proposed structures
 10. Loam and seed all areas disturbed by building and site work. Provide a minimum of 4" of screened top quality topsoil, rake and roll. Seed mixture shall be a mix to match existing or approved equal. Hydro seed or provide covering of hay mulch. Verify with landscape designer.
 11. Erosion Control: Provide and maintain erosion control devices to control erosion that occurs during construction operations, prior to completion of permanent erosion control devices. Materials:
 - a. Baled Hay: Securely tied and staked twice per bale.
 - b. Sandbags: Heavy cloth bags of approximately 1 cubic foot capacity filled with sand or gravel.
 - c. Mulches
 - d. Asphalt emulsion, loose hay, straw, pine straw or needles, sawdust, wood chips, wood excelsior, or wood fiber cellulose. Type and use as specified in the Maine Erosion Control and Sediment Control Handbook for construction: Best Management Practices, Section 14 - Sediment Barriers.
 - e. Mats and Nettings
 - f. Twisted craft paper, yarn, juts, excelsior, wood fiber mats, glass fiber, and plastic film.
 - g. Type and use shall be as specified by the Environmental Quality Handbook.
 - h. Seed
 - i. Standard conservation mix of 100% annual Rye grass or field Bromegrass.
 - j. Equivalent seed mixture as approved by the Engineer.
 - k. Sod
 - l. Grown from certified seed of adapted varieties to produce high quality sod free of any serious thatch, weeds, insects, diseases, and other pest problems.
 - m. At least one year old and not older than three years. Cut with a ½-inch to 1-inch layer of soil.
 - n. Drains
 - o. Flexible drains consisting of collapsible neoprene pipe, minimum 8-inch diameter, or an approved equal.
 - p. Corrugated metal pipe and inlet or a gauge consistent with the loading conditions, minimum 12-inch diameter or approved equal.
 - q. Siltation Fence: Mirafi Envirofence or approved equal.

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DIVISION 32 - EXTERIOR IMPROVEMENTS

- 320000 EXTERIOR IMPROVEMENTS SUMMARY
1. Landscaping is under the Purview of Soren Deniard 43 Wellwood Road Portland ME 04103 207-400-2450 Contact: Soren Deniard. Refer to Landscape drawings and specifications for more information.

- 321216 ASPHALT PAVING
1. Reserved.

- 329300 PLANTS
1. See Landscape Drawings for quantities and locations of new plantings.

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**PRELIMINARY
NOT FOR CONSTRUCTION**

PROJECT SPECIFICATIONS

G-005

Brady Residence

Jim and Julia Brady
9 Moody Street Portland ME 04101

CONSULTANT:

ARCHITECT
DRAWN: JJK
DATE: 08/11/14
PROJECT STATUS:
1/1/19 18
25% Construction Docs

SUBMISSIONS:

ISSUE	DATE	DESCRIPTION
001	12/01/2017	CITY REVIEW
002	12/01/2017	DESIGN DEVELOPMENT LET

ISSUE NUMBER
DATE
OWNER
CHANGE NUMBER

CHANGES THIS ISSUE
ID

DESCRIPTION