



**Heaps / Healy House: 20 Park Avenue, Peaks Island, ME.**

## **SPECIFICATION**

**Winkelman Architecture:** Will Winkelman at 207-699-2998 x100, cell 207-232-6831 ([will@winkarch.com](mailto:will@winkarch.com)), or Chris Miller at 207-699-2998 x103, cell 773-412-8603 ([chris@winkarch.com](mailto:chris@winkarch.com)). Office fax 207-699-2991.

**Builder:**

**Doug Wilber**, 27 Central Ave, Peaks Island, ME. 207-272-8763.

**Scope (for budget purposes): Exterior envelope including exterior door and windows, roofing, cladding and site work. Interiors including frame partitions, floor framing (with sub-flooring), interior trim, carpentry and millwork, flooring, wall and ceiling finishes, plumbing, mechanical and electrical.**

Note: All subs should be familiar with the existing site conditions before quoting budget prices.

### **1. General Requirements:**

- A) Similar or equivalent materials shall be submitted to architect and owner for review and approval prior to ordering or use in construction.
- B) General Contractor shall maintain regular access to email and the ability to view and print pdf files for the duration of the project.

### **2. Site Work:**

- A) Excavation (does not include blasting) for footings/foundation to ledge or frost.
- B) Excavation and trenching for perimeter drainage system and its out-fall.
- C) Foundation perimeter drainage system (includes separate 4" interior drainage system.)
- D) Excavation, (does not include blasting), and trenching for water, septic and electrical/telephone/communications service.
- E) Septic design as specified in subsurface wastewater disposal system application (completed by Albert Frick Associates, October 7, 2013)
- F) Back filling of foundation walls to be with sand and gravel.

- G) Erosion control: silt fencing, hay bales & vegetative buffers. Refer to Maine Erosion Control and Sediment Control Handbook for construction: Best Management Practices, Section 14 - Sediment Barriers. Also Zoning and Building Code Ordinance of the City of Portland, Maine.
- H) Loam and seed areas disturbed by building and site work as required.

**3. Concrete:**

- A) 2800 PSI @ 28 days: concrete footings, pads, frost walls, & slab on grade.
- B) Concrete frost walls: reinforce w/bars
- C) Footings: reinforce w/ bars
- D) General Contractor to coordinate with plumber and electrician for proper location of bond-outs.

**4. Masonry: None**

**5. Metals:**

- A) Siding & Exterior carpentry:
  - 1) Walls and soffits and undercarriages to be Delta CFP-16F series concealed fastener panels by Firestone or similar. Roofs to be factory formed standing seam panels, (UC3 series by Firestone, or similar color TBD). Flashings and accessories shall be shop fabricated from material of the same thickness and finish
  - 2) All screw fasteners shall be stainless steel with a combination EPDM gasket. All accessories, flashings, and side laps installed according to Fabral Fastener Schedule and Installation Manuals.
  - 3) Closures to be pre-molded polyethylene to match the profile of the panels. Caulking to be a polyurethane where it is exposed and there is no thermal movement. Where concealed and to accommodate thermal movement, caulking to be non-skinning, non-hardening gun grade butyl sealant or butyl sealant tape with a minimum width of 1".

**6. Wood:**

- A) Rough Framing:
  - 1) Wood frame construction shall be in accordance with the City of Portland adopted IRC 2009 Building Code and /or local code officer requirements.
  - 2) Structural framing shall be #2 grade spruce or equal strength wood, kiln dried in nominal dimensions shown.
  - 3) Pressure treated southern yellow pine shall be used in all conditions where wood is within 6" of the ground, deck framing, in direct contact with concrete, for building sills and as shown on the drawings.
  - 4) Laminated veneer lumber (LVL) shall be Micro Lam by Trus Joist Mac Millan, Versa-Lam by Boise Cascade or approved equal in lengths and sizes as shown on drawings. At locations where more than one member is used side by side, 1/2" through-bolt at minimum intervals of 2'-0" o.c.
  - 5) Manufactured joists shall be TJI by Trus Joist Mac Millan, BCI by Boise Cascade or approved equivalent. Lengths and sizes as shown on drawings.
  - 6) Sheathing:
    - a) Floors: Huber Advantech structural panels.
    - b) Walls: Huber Zip-Wall structural panels.
    - c) Roof: Huber Zip-Roof structural panels.
    - d) Note: Any other products require submittals for review by architect.
- B) Fasteners: joist hangers, connectors, and tie-downs by Simpson or equivalent.
  - 1) Decks and exterior stairs to be 5/4 x 6" STK western red cedar, gapped.
  - 2) Deck railings and guards to cable rail mounted 4" o.c. All exterior deck fasteners to be stainless steel.

## 7. Thermal & moisture protection:

- A) Vycor or equivalent splines are to be installed behind all trim/siding intersections and lapped below for proper drainage out through siding or other flashings. All doors and windows to be flashed with proper, mechanically draining site folded pans, Vycor or equivalent.
- B) Damp proofing - 2 coats bituminous damp proofing on exterior of concrete foundation walls below grade.
- C) Exterior air infiltration barrier: N/A, integral to Zip-Wall Panels
- D) Electrical/mechanical, by others to precede insulation.
- E) Insulation values, per Maine Energy Code Compliance:
  - 1) Exterior frame walls and: Corbond (or equivalent) spray foam insulation in wall cavity. (R-21, per 2009 IECC)
  - 2) Floors over Exterior and Crawlspace: Corbond (or equivalent) spray foam insulation in joist cavity. (R-30, per 2009 IECC)
  - 3) Roof: Corbond (or equivalent) spray foam insulation (R-49, per 2009 IECC).
  - 4) Crawlspace walls: 4" rigid foam insulation (R-20, per 2009 IECC)
  - 5) Acoustic insulation: 3 1/2" fiberglass batt insulation. Provide in walls surrounding all baths and between adjoining bedrooms.
- F) Roofs:
  - 1) (3:12 pitch) Firestone UC3 Series standing seam metal roofing panels or similar over Ice and Water Shield self-seal membrane (36" wide)
  
- G) Ventilation: N/A if spray foam is used per manufacturer's specs.

## 8. Doors and windows:

- A) Windows:
  - 1) Jeld-Wen Siteline EX Windows: aluminum clad wood frame, double glazed, low-E, with screens and primed interior.
- B) Flush, Primed, Solid Core Doors.
- C) Exterior Doors:
  - 1) Jeld-Wen Siteline EX Sliders
  - 2) Entry door to be selected by client

## 9. Finishes:

- A) Tile: provide bullnose cap, round outside corners, round inside corners, etc., as required for all tiles. Provide 1/2" Durock backing substrate at all walls, 1/2" plywood underlayment all floors.
- B) Floor and walls:
  - 1) Interior carpentry to exclude trim and casings. All walls and ceilings to be finished in 1/2" drywall, with drywall returns at wall bases, windows, and doors.
  - 2) Kitchen and bathroom cabinets and countertops: IKEA or similar, selected by client and installed by builder.
  - 3) Floors: Polished and sealed light-weight concrete, 1.5" thick.
  - 4) Baths to be tiled.
  
- C) Interior painting: three coat finish, paint products by Benjamin Moore

- 1) Walls: 1 coat Benjamin Moore Fresh Start Acrylic primer, two coats Acrylic finish. Benjamin Moore, color to be selected by owner.
- D) Exterior finishing : See section 5-C.

**10. Specialties:**

- A) Bath and Closet Accessories.
  - 1) Owner to select all mirrors, towel bars and bath accessories, General Contractor to provide blocking and installation.
  - 2) Closets: shelf and rod.

**11. Equipment:** Appliances selected and purchased by owner, installed by contractor.

**12. Furnishing:** N/A

**13. Special Construction:** N/A

**14. Conveying Systems:** N/A

**15. Mechanical:**

- A) Plumbing.
  - 1) All plumbing shall meet the requirements of the Maine State Plumbing Code.
  - 2) Provide fiberglass acoustical insulation on all interior living space waste lines 2" and greater.
  - 3) Provide two exterior frost-free hose bibs; locations TBD.
  - 4) Faucets, fills and drains: client to select, plumber to purchase and install.
  - 5) General Contractor to coordinate rough framing and fixture alignment.
  - 6) Venting in PVC.
  - 7) All principle waste lines in PVC piping. Piping shall be greater than 2" dia.
  - 8) Provide venting for all bathroom exhaust fans.
  - 9) New Sprinkler System per NFPA 1: Fire Safety Code.
- B) Heating
  - 1) Propane-fired on-demand domestic hot water.
  - 2) Propane-fired hydronic tubing system, inslated in 1.5" thick concrete on 3/4" plywood sub-floor.
  - 3) Additional hot water fin tube radiators in floor vents at the interior perimeter of all glass sliding doors.
  - 4) Four hydronic zones:
    - a) Kitchen / living / dining
    - b) Office / guest bedroom and guest bathroom
    - c) Second Guest Bedroom
    - d) Master Suite

**16. Electrical:**

- A) Provide 200 amp overhead service and breaker panel; all electrical to comply with National Electrical Code.
- B) Fixtures: interior and exterior electrical fixtures to be selected and supplied by owner, installed by electrician.
- C) Recessed light fixtures, exhaust fans, and under cabinet lighting to be selected by owner, purchased and installed by electrician.

- D) Provide networked cat. 5 wiring with common hub.
- E) Provide cable TV wiring with common hub and splitter to living room and bedrooms
- F) Provide networked telephone wiring to living room and bedrooms.

End of specifications.