

Revision #1- 8/09/11

OUTLINE SPECIFICATION: Willow Street Addition: 47 Willow Street, Peaks Island, Maine

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Scope (for pricing purposes): Exterior envelope including exterior door and windows, roofing, cladding and site work within 10' of structure and terrace. Interiors including frame partitions, interior trim, carpentry and millwork, flooring, wall and ceiling finishes, plumbing, mechanical and electrical.

NOT INCLUDED in this scope: Finish grading, landscape planting, window treatments, decorative light fixtures (see lighting schedule), and furnishings.

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

1. General Requirements:

- A) Required Shop Drawings: all windows, doors, moldings and architectural millwork.
- B) Similar or equivalent materials shall be submitted to architect and owner for review and approval prior to ordering or use in construction.

2. Site Work:

- A) Clearing and grubbing of building site.
- B) Demolition / removal of existing rear bath, covered porch and stair
- C) Excavation (does not include blasting) for footings/foundation (to frost).
- D) Excavation and trenching for perimeter drainage system and its out-fall, or sump.
- E) Foundation perimeter drainage system (includes separate 4" interior drainage system.)
- F) Back filling of foundation walls to be with existing excavated fill. Extra fill to be provided as required.
- G) Trenching shall be with sand and gravel, filled and 95% compaction in maximum 12" lifts.
- H) Rough grading, see Site Plan for scope of work.
- I) 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.
- J) Loam and seed areas disturbed by building and site work as required.
- K) Terrace construction: See Site Plan for layout- Includes fill as required to achieve appropriate elevation of crushed stone, geotextile fabric (turn-up inside face of stone retaining wall and extend to top of pavers), 6" crushed stone base below stone (mid-range granite- thermal finish) steps (7" th. X 13" deep) and stone (irregular blue stone) pavers, stone dust at joints. Steps and pavers by Blue Rock or equal. Provide samples for approval.
- L) Stone Retaining Wall: See Site Plan for Layout- 2'-0" thick x 3'-6" high x 18'-0" long Stone shall be Old New England by Blue Rock or equal. Set wall on 2'-0" wide x 2'-0" deep crushed stone base. Provide samples for approval.
- M) Relocate existing propane tank and pads. See Site Plan.

3. Concrete:

- A) 2800 PSI @ 28 days: concrete footings, pads and foundation walls.
- July 6, 2010

- B) Concrete foundation walls: reinforce w/bars as noted on drawings.
- C) Footings: reinforce w/ bars as noted on drawings.
- D) General Contractor to coordinate with plumber and electrician for proper location of bond-outs.

4. Masonry: N/A

5. Metals:

A) Framing Hardware: Provide all necessary attachment plates and connecting hardware as required or as noted on structural drawings and in structural notes. Column to exposed beam connections at porch shall not be visible.

6. Wood:

A) Rough Framing:

- 1) Wood frame construction shall be in accordance with the City of Portland adopted IRC 2009 Building Code 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 MacMillan, BCI by Boise Cascade or approved equivalent. Lengths and sizes as shown on drawings.

6) Sheathing:

- a) Floors: 3/4" Huber Advantech structural panels.
- b) Walls: 1/2" CDX plywood or Huber Advantech structural panels.
- c) Roof: 5/8" CDX plywood, or Huber Advantech 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.

C) Siding & Exterior carpentry:

- 1) Wall shingles to be Eastern White Cedar, factory pre-dipped with Cabot solid stain (color to match existing). Exposure to weather shall match existing. Stainless steel fasteners. Refer to Section 9 Finishes for more information. Weave shingles at outside corners. Inside corners: 5/4x5/4 white cedar ground.
- 2) Water table and fascia at first floor line to be western red cedar. Paint, including back priming. Match deck nosing and fascia at existing house. See building section for new watertable requirements at addition.
- 3) Clapboards below water table to be western red cedar and match existing exposure. Paint, including back priming.
- 4) Rake and eave trim to be #2 or better Eastern White Pine, painted.
- 5) Door and window trim, including sills to be #2 5/4 x or better Eastern White Pine, painted
- 5) Decks and exterior stairs to be 5/4 x 4 STK Western Red Cedar. 2x4 Western Red Cedar handrails, 4x4 Western Red Cedar corner posts and 2x2 Western Red Cedar balusters. Paint
- 6) Fascia on deck to be western red cedar 1 x 8. Paint
- 7) All exterior fasteners to be stainless steel.

D) Interior Trim & Carpentry:

- a) Match existing wood species and profile of (or suitable stain/paint grade equivalent) casing and trim for doors, windows and cased openings:
- b) Match existing wood species (or suitable stain/ paint grade equivalent) 1/2" quarter round baseboard and ceiling trim.

E) Kitchen and Bathroom cabinets:

- 1) OPTION 1 by Indisco.

2) OPTION 2 shop built:

- a) All 3/4" birch plywood boxes, 1/2" birch plywood backs.
- b) Solid wood edge banding to match door and drawer species.
- c) Full overlay doors, maple, flat panel in square edge frame. 2 1/4" stiles and top rail, 2 3/4" bottom rail. Clear finish TBD.
- d) Solid wood drawers. Clear finish TBD.
- e) Operating hardware to be European hinges, full extension, soft close drawer slides. Pulls selected by owner, installed by G.C. or cabinetmaker.
- F) Wood flooring, walls and ceilings:
 - 1) Floors:
 - a) Hall, Bath, Laundry: Existing floor to remain. Touch-up finish as required by renovations. Kitchen tile floor, see section 9.
 - b) Master Bedroom: T & G to match existing material and finish.
 - c) Existing rooms / Dining: Patch/ Repair as required by new opening.
 - 2) Walls: Vertical beadboard. Match existing material and stained/ painted finish
 - 3) Ceilings: 1x T & G to match existing material and stained/ painted finish.

7. Thermal & moisture protection:

A) General: all doors, windows, siding, and trim to be installed with proper, mechanically draining flashings and splines. Housewrap functions as a secondary water barrier and is to be installed with seams properly lapped for proper drainage, and all tears taped. Felt splines are to be installed behind all trim/siding intersections and lapped below for proper drainage out through siding or other flashings. At sill lap felt spline over sill rough opening, install window, lap bottom of strip out into siding. SEE ATTACHED DETAIL.

B) Damp proofing - 2 coats bituminous damp proofing on exterior of concrete foundation walls below grade.

C) Exterior air infiltration barrier: 15 lb. lapped black felt.

D) Vapor barrier: 6 mil. clear poly vapor barrier, lapped and taped. Install only at walls with batt insulation

E) Electrical/mechanical, by others to precede insulation.

F) Insulation values:

1) Exterior frame walls: 6" High Density fiberglass batts (R-21) in wall cavity.

2) Floor over porch: Spray-in polyurethane open cell insulation. R-30 min

3) Rim joists below first floor: 6" High Density fiberglass batts (R-21)

4) Roof: Spray-in polyurethane open cell insulation. 7"= R-31 min.

5) Acoustic insulation: 3 1/2" fiberglass batt insulation. Provide in walls surrounding bathroom and laundry.

G) Asphalt Roof (addition): Match existing

1) Ice and water shield self-seal membrane (36" w.) on all roofs and up valleys

H) Ventilation: N/A if spray foam is used per manufacturer's specs.

I) Provide gutters and downspouts at all three sides of addition.

Page 3 of 5

7/22/11

K) Sealants: 25 yr. Siliconized acrylic or better sealants for interior and exterior joints.

8. Doors and windows: (refer to door and window schedule)

A) Exterior door hardware: Key all exterior doors alike.

B) Marvin Ultimate Clad Doors and Windows: Clad / wood, double glazed, insulated, 7/8" SDL. Full screens at casements & awnings. 1/2 screens at double hungs. Primed interior. Provide jamb extensions as required.

Page 3 of 5

8/03/11, Rev. #1 8/09/11

C) Interior Doors: Lemieux or Simpson doors to match existing material, finish and style. Stain to match existing.

D) Interior door hardware: Allow \$50 per door. Passage or privacy.

9. Finishes:

A) Tile Floor: Provide 1/2" plywood underlayment at floors.

1) Kitchen floor: 12x12 slate tile (available from Sheldon Slate). This tile is for pricing purposes. Tile selection TBD.

2) Kitchen countertops and backsplash as labeled on floor plan: mid-range granite, honed, approx. 70 square feet. NOTE: no back splash at windows; countertop will be cut to extend into window frame as sill. Wood countertops as labeled on plan shall match existing Dining room countertop material and finish, approx. 30 square feet.

3) Vanity countertops and backsplash: mid-range granite, honed, approx. 7 square feet.

4) Laundry countertops and backsplash: marmoleum or laminate with solid wood nosing, approx. 12 square feet.

B) Wood floor and walls: see Section 6 for details.

C) Interior painting: three coat finish, paint products by Benjamin Moore

1) Painted wood and trim (includes door and windows): 1 coat Benjamin Moore Fresh Start Acrylic primer, 2 coats Acrylic finish.

2) Painted Walls: 1 coat Benjamin Moore Fresh Start Acrylic primer, two coats Acrylic finish. Benjamin Moore, color to be selected by owner.

3) Stained wood and trim: Match existing Stain. Provide samples for Architect's approval

4) Stained Wood Walls: Match existing Stain. Provide samples for Architect's approval

D) Exterior painting and finishing:

1) Wall Shingles: factory pre-dipped with Cabot solid stain (match existing color). Touch up and reapply as needed at woven corners, etc.

2) Trim: Benjamin Moore, color to be selected. 1 coat of Moorcraft Super Spec Latex Exterior primer, 2 coats Moorcraft Super Spec Latex House and Trim paint. Back prime all trim boards. Paint over knots with stain hiding primer.

10. Specialties:

A) Bath and Closet Accessories.

1) Owner to supply all mirrors, towel bars and bath accessories, General Contractor to provide blocking and installation.

2) Closets: shelf and rod.

11. Equipment: Existing appliances (Range, Refrigerator, dishwasher, clothes washer and dryer) shall be reused and installed by contractor.

12. Furnishing: N/A

13. Special Construction: N/A

14. Conveying Systems: N/A

15. Mechanical:

A) Plumbing (see floor plans for plumbing layout.)

1) All plumbing shall meet the requirements of the Maine State Plumbing Code.

2) Include gas piping for kitchen range.

3) When possible locate and pitch supply and drain lines to provide seasonal drainback.

4) Provide fiberglass acoustical insulation on all interior living space waste lines 2" and greater.

5) Hot water supply: existing to remain. Relocation of existing hot water system in basement is required by removal of existing bath.

6) Faucets, fills and drains: client to select, plumber to purchase.

7) General Contractor to coordinate rough framing and fixture alignment.

8) Venting in PVC.

9) All principle waste lines in PVC piping. Piping shall be greater than 2" dia.

10) Provide venting for all bathroom exhaust fans.

11) Plumbing fixtures: allow \$3000 for all fixtures.

B) Heating

1) Existing gas fired hot water baseboard system to remain. Extend existing system into new first and second floor spaces. OPTION for Kitchen: mat of electric radiant under tile.

2) Hot water baseboard (existing to remain) in remainder of house.

16. Electrical:

A) Run new wiring from existing panel (verify size); all electrical to comply with National Electrical Code.

B) Fixtures: owner to supply interior and exterior electrical fixtures. There will be a detailed lighting design for the entire renovation.

C) Recessed light fixtures, exhaust fans, and undercabinet lighting to be selected by architect, purchased and installed by electrician.

D) Provide networked cat. 5 wiring with common hub to Kitchen and new Bedroom #1.

E) Provide cable TV wiring with common hub and splitter to Bedroom #1.

F) Provide networked telephone wiring to Kitchen and Bedroom #1.

G) Provide allowance for electrical work (see detail 1 sheet A-501 for requirements of recessed wiring and junction boxes in exposed fir beams @ kitchen. For pricing purposes include an allowance of \$3,600 for all fixtures described in 16., B & C above

End of specifications.