K) Roofing Membrane: 60-mil EPDM membrane roofing material, with all compatible flashings and (2) prefinished aluminum scuppers below upper level balcony decking and sleepers.
L) Sealants: 25-year "Dow Corning" (OAE) silicon sealants for exterior joints.

Division-8 Doors, Windows, and Skylight:

A) Aluminum Clad Wood Windows and Exterior Doors: Aluminum clad "Marvin – Ultimate" (OAE) direct glazed windows, casement windows, awning windows, inswing french doors, sliding french doors, and multi-slide doors. Note: U-factors of fenestration to be determined in accordance with NFRC testing procedures. *(Refer to window and door schedule for additional information).*
B) Skylight: "Velux – Fixed Curb Mounted Skylight" (OAE). *(Refer to window schedule and associated notes for additional information).*
C) Interior Doors: "Trustile" (OAE) interior doors to be 1-3/4" thick (Door Style – "TS2020" with "Square Sticking" and "Flat Panel", paint grade MDF doors with solid wood paint grade jambs.
D) Glass Shower Doors: "Roda by Basco" (OAE) frameless showers. "Dresden Series" hinged doors and panels at all bathrooms. 3/8" tempered glass; with manufacturer's glass and hardware finish TBD. Coordinate installation with tile work and field verify dimensions, prior to ordering door system.
E) **Door Hardware (**ALLOWANCE**): Contractor to carry a door hardware allowance of ____ for each interior door.

Division-9 Finishes: (Refer to Preliminary Room Finish Schedule)

A) Drywall (Typical): For Interior Walls; 5/8" drywall, install over wood stud wall construction. For Ceilings; install over 1 x 3 wood strapping, over wood joist / rafter construction. All exposed drywall surfaces to be taped with a "Level-5 Finish".
B) Drywall (Moisture Resistant): 5/8" "Gold Bond Brand XP" (OAE), install over wood stud wall construction at entire lower level and all bathrooms. For Ceilings; install over 1 x 3 wood strapping, over wood joist / rafter construction. All exposed drywall surfaces to be taped with a "Level-5 Finish".
C) **Countertops (**ALLOWANCE**):
1. Bathroom (003A): General Contractor to carry an allowance of ____ for purchase and install of vanity countertop.
2. Laundry (005A): General Contractor to carry an allowance of ____ for purchase and install of countertop.
3. Kitchen (102B) and Pantry (102C): General Contractor to carry an allowance of ____ for purchase and install of countertops.

4. Guest Bath (105A): General Contractor to carry an allowance of ____ for purchase and install of vanity countertop.
5. Guest Space (107A): General Contractor to carry an allowance of ____ for purchase and install of vanity countertop.
6. Master Bath (200B) and Shower (200C): General Contractor to carry an allowance of ____ for purchase and install of vanity countertop and shower sills / caps / shelves.
7. Bathroom (202A): General Contractor to carry an allowance of ____ for purchase and install of vanity countertop.

D) **Tile (**ALLOWANCE**):
1. Floor and Wall Tile: General Contractor to carry an allowance of ____SF for purchase of tile material. Underlayment and backing, in wet areas, to be thin set mortar bed over "Schluter Ditra" (OAE) membrane or substrate. Note: Coordinate install with Electric Floor Warming noted in Division-16 Electrical. Note: Wall tile to extend to full height of wall – to ceiling (TYP).
2. Kitchen Backsplash: General Contractor to carry an allowance of ____ or (____SF) for purchase and install of kitchen backsplash tile.

E) **Wood Flooring (**ALLOWANCE**): General Contractor to carry an allowance of $____for purchase of wood flooring material. Please provide and include installation cost.
D) Polished Concrete (Entire Lower Level & Guest Space): "Finely Ground" finish with "Densified & Polished" sealer - color TBD; by "Polished Concrete of New England – Sanford, Maine" (OAE). Provide samples / mock-ups for owner and architect review prior to application. Note: Coordinate concrete work / pour to meet finish prep work requirements.
E) Painting / Staining (Interior): All finished surfaces, including windows and doors, to receive minimum (1) primer coat layer, as required, with (2-3) finish coat layers as required. Paint and stain products by "Benjamin Moore" or "Sherwin Williams" (OAE). Color selections TBD.
F) Painting / Staining / Finishing (Exterior): *(Refer to Division 6: Exterior Trim, & Siding)*

Division-10 Specialties:

A) Automatic Fire Sprinkler System: Include fire sprinkler system that is in compliance with NFPA 13D (minimum) per City of Portland requirements. Include concealed sprinkler heads, in finished spaces, where possible. Provide shop drawings showing proposed system layout and details, for approval prior, to installation.

B) **Future Storage Shed (**ALLOWANCE**): General Contractor to carry a ____ allowance for construction of "Future Shed" shown within the southwest corner of the building envelope.
C) **Bathroom Accessories (**ALLOWANCE**): General Contractor to carry a purchase allowance of ____ for purchase of all bath accessories, including but not limited to: shower curtain bars, towal bars, toilet paper holders, and robe hooks. Contractor to provide in-wall blocking and installation.
D) **Medicine Cabinets (**ALLOWANCE**): General Contractor to carry a ____ purchase allowance for (5) "Robern M-Series" built-in / recessed medicine cabinets.
E) **Security System (**ALLOWANCE**): General Contractor to carry an allowance of ____ installation and coordination of design-build security system.

Division-11 Equipment:

A) Appliances to be Owner Furnished and Contractor Installed: General Contractor to coordinate delivery and installation of appliances. GC to set-up and install.
B) Washer Pan: Provide "DripTite – Combo Protector Pan" (OAE) under washer and dryer in Laundry (005A).
C) Dryer Vent Box: Provide "The Dryerbox 480" (OAE) recessed dryer vent box at Laundry (005A).

Division-12 Furnishings:

A) Stainless Steel Curtain Track (Main Level Deck): Ceiling mounted, stainless steel, industrial curtain track and hardware by "Akon" (OAE) – Mounted to underside of pergola structure – with full height "Sunbrella – Shade Collection" fabric curtain color / pattern TBD.

Division-15 Mechanical:

A) Plumbing:
1. All plumbing to comply with all applicable Municipal, State, and Federal Plumbing Codes: Include gas piping from service entry to gas-fired appliances and systems.
2. **Plumbing Fixtures (**ALLOWANCE**): General Contractor to carry an allowance of ____ for purchase of plumbing fixtures and equipment – including but not limited to – toilets, sinks, showers, bathtubs, faucets, and associated hardware. Note: Allowance is for purchase only, provide pricing

for rough-in and install. (*See Architectural Drawings for proposed plumbing fixture locations.)*
3. Garbage Disposal: Provide plumber recommended garbage disposal at main kitchen sink.
4. Waste Lines: All 4" waste lines to be hubless cast-iron. All other waste lines to have foam acoustical insulation. Insulate plumbing from structure for sound attenuation.
5. Domestic Water Line: Insulated 1" service entry with 1" cold water manifold, to 1/2" supply lines. Confirm service size with available city utilities at street.
6. Guest Space Plumbing: Provide plumbing for "Guest Space" with shut-off valve and seasonal drain back capabilities.
7. Exterior Hose Bibs: Provide minimum (5) exterior frost-free hose bibs at nominal 24" above finish grade – final locations TBD.
8. Exterior Shower: Provide plumbing for free-standing "Exterior Shower" with interior shut-off valve and seasonal drain back capabilities.
9. Landscape Irrigation System Feed: Provide landscape irrigation feed – coordinate with landscaping.

B) Design-Build HVAC System: To comply with all applicable Municipal, State, and Federal HVAC codes – Including Energy Efficiency Requirements. The following outline generally describes the desired HVAC system for the project; please provide proposed system design, specifications, and pricing for owner and architect review. Note: We welcome a meeting to discuss the system, in more detail, and answer any questions during design and pricing. We're open to considering comparable alternative approaches to the Design-Build HVAC System described herein that lower upfront costs and/or benefit the owner over the long term. Note: System to be sized per ACCA Manual-S based on loads per ACCA Manual-J or other approved methods.
1. Ducted Heat Pump System (5-Zone Main Home – with Programmable Thermostats): "Mitsubishi" or "Fujitsu" (OAE) equipment. Note: Automatic or gravity dampers to be installed on all outdoor air intakes and exhausts. Note: All joints and seams of air ducts, air handlers, and filter boxes to be sealed. Note: Building cavities are not to be used for supply ducts. Note: All ducts to be located within conditioned building envelope.
a) Zone-1 (Lower Level)
b) Zone-2 (Main Level) – All rooms except Guest / Office (106A) and Guest Bath (105A)
c) Zone-3 (Main Level) – Guest / Office (106A) and Guest Bath (105A)
d) Zone-4 (Upper Level) – All rooms except Master Bed (200A) and Master Bath (200B)
e) Zone-5 (Upper Level) – Master Bed (200A) and Master Bath (200B)

2. Ductless Heat Pump System (1-Zone Guest Space – with Programmable Thermostat): "Mitsubishi" or "Fujitsu" (OAE) equipment.
3. Grilles (Floor Mounted): All floor mounted grilles to be "Reggio Registers – Wood – Flush Mount" (OAE). Match wood floor species and finish.
4. Grilles (Wall Mounted): All wall mounted return grilles to be "Reggio Registers – Wood – Wall Return" (OAE). Paint grade wood – color TBD.
5. Ventilation: "Lifebreath" (OAE) HRV equipment with programmable central control, weather hoods, and insulated duct system. Exhaust kitchens and bathrooms where possible. Note: Design-Build HVAC contractor to evaluate number of units needed to provide efficient / appropriate fresh air ventilation. Note: Automatic or gravity dampers to be installed on all outdoor air intakes and exhausts.
6. Domestic Hot Water (with Automatic or Accessible Manual Control): "Rinnai" (OAE) equipment, wall hung, on-demand, LP fired domestic hot water heater in TBD locations. Note: Design-Build HVAC contractor to evaluate unit sizes needed to provide efficient / appropriate hot water supply. Note: All hot water pipes are to be insulated to R-2 (minimum).

Division-16 Electrical:

1. All electrical to comply with applicable Municipal, State and Federal Electrical Code Requirements – Including Energy Efficiency Requirements: *Final outlet, switch, and fixture locations to be confirmed and approved by owner and architect during a GC coordinated / scheduled walkthrough at time of electrical rough-in.*
2. 200 AMP (Buried) Electrical Service with Breaker Panels: Panel locations TBD in coordination with owner and architect. (Confirm service sizing with Design-Build HVAC requirements).
3. Propane Generator: Provide minimum 10kw pad mounted generator w/ automatic relay switch – location TBD. (Confirm sizing of generator with Design-Build HVAC requirements).
4. Wall Plates, Light Switches, Electrical Outlets, and Wall Jacks: "Leviton – Decora" brand with manufacturer's screwless wall cover plates – color TBD; with "Rocker" style switches; include minimum (10) "Rocker-Slide" universal dimmers; minimum (10) "Combination Receptacle Outlet & USB Chargers" and provide GFCI outlets where required by code.
5. **Lighting (**ALLOWANCE**): General Contractor to carry an allowance of ____(or ____ PSF of conditioned living space) for purchase and install of interior and exterior building mounted light fixtures, under cabinet lighting, ceiling fans, and bathroom exhaust fans. Note: 50% (minimum) of lamps in permanent fixtures are to be high efficacy LED.

6. Landscape Lighting: (Refer to Landscape Architecture drawings).
7. Electric Floor Warming: Provide "Schluter – Ditra-Heat" (OAE) electric floor warming at the following locations: Guest Bath (105A), Master Bath (200B), and Bathroom (202A).
8. Telephone Service (Buried): Provide networked telephone service wiring and ports to the following locations: Family Room (001A), Pantry (102C), Office/Guest (106A), Guest Space (107A), and Master Bed (200A).
9. Cable Television: Provide cable service wiring and ports to the following locations: Family Room (001A), Living (101A), Pantry (102C), Office/Guest (106A), Guest Space (107A), and Master Bed (200A).
10. Doorbell: Hardwired "Nutone PB41LBR" (OAE) push button doorbell at main entry door, with wired connection to "Nutone LA202WH" door chime. Confirm locations with owner and architect prior to installation.
11. Smoke / Carbon Monoxide Detectors: Provide smoke and carbon monoxide detectors to meet local municipality requirements.

End of Outline Specifications

Reviewed for Code Compliance
Inspections Division
Date: 09/18/17

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Portland, Maine

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Drawing:

OUTLINE SPECS

Date:
June 15, 2017

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PERMIT SET

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