OUTLINE SPECIFICATIONS
FOR:

PEAKS ISLAND COTTAGE

Portland, Maine
June 15, 2017

(Permit Set)

General Project Scope:

Includes demolition of an existing structures and construction of a new 2-Story Cottage, 1-Story Guest Space, associated porches, balconies, decks, hardscape, and landscaping.

Building square footage as follows:

• Main Level (House):	1,500 SF
• Main Level (Guest):	324 SF
• Upper Level:	1,128 SF
• Lower Level (Walk-Out):	1,332 SF
• Total Conditioned & Finished Floor Area:	4,284 SF

Site Work & Utilities: Work to include, but not limited to, erection of all necessary erosion control measures, protection of trees / vegetation to remain, demolition of existing structures, foundation excavation, perimeter building and site drainage, radon mitigation, new driveway / parking, installation and coordination of all utilities – including connection to City of Portland sewer / water, backfill, rough grading (provide positive drainage away from all structures), finish grading, installation of new hardscape, coordination of landscape installation, and all work described herein. Note: Refer to Landscape Architecture, Civil Engineering, and Structural Engineering drawings / specifications for additional information.

Exterior Shell: Work to include, but not limited to, the construction of the 2-Story Main Cottage, 1-Story Guest Space, and associated porches, balconies / decks; reinforced concrete foundations, piers, steel fabrications, floors, walls, roof, insulation and moisture protection, exterior doors / windows, exterior trim, roofing, siding, interior rough framing and partitions, and all work described herein. Note: Refer to Landscape Architecture, Civil Engineering, and Structural Engineering drawings / specifications for additional information.

Interior Finishes: Work to include, but not limited to, interior doors, trim, stairs, millwork, built-ins, rough-in plumbing, mechanical, and electrical systems, interior millwork, finish floors, walls, and ceiling surfaces, hardware, painting, and all appliance, plumbing fixture, and light fixture installation, all described allowances, and all work described herein.

Associated work defined in "*Permit Set*" dated June 15, 2017 with materials and systems defined herein.

Start of Outline Specifications

Division-1 General Requirements:

A. Project Start Date: As early as (September 5, 2017). Project Date of Substantial Completion: (July 1, 2018) – (max 10-month construction period)
B. Agreement between the Owner and the General Contractor: shall be *AIA document A107, Abbreviated Form of Agreement Between Owner and Contractor*, including *Abbreviated General Conditions (OAE)*:
   a) Contractor shall provide Critical Path Diagram or similar construction schedule that calendars timeline of construction from Start Date through Date of Substantial Completion, for Owner/Architect review prior to start of work.
   b) A 5% retainage shall be withheld from monthly requisitions pending satisfactory completion of the Work.
   c) Lien releases shall be required of all subcontractors and major suppliers.
   d) Contractor shall submit affidavit of Release of Liens prior to final payment.
   e) Modifications to Contract Time (greater than 2 weeks), or Contract Cost (greater than $500.00), shall be presented by Construction Change Order and submitted for Owner/Architect written approval, prior to work.
C. Certificate of Insurance: Contractor is required to submit Certificate of Insurance prior to beginning of construction.
D. Permitting: Contractor shall obtain all necessary permits to complete work, and shall comply with all local, state and federal regulations. A copy of all permits must be on site at all times.
E. Jobsite Communication: Contractor shall furnish and pay for job site phone, digital camera, and email service for the duration of the project. General Contractor to provide at minimum, bi-weekly construction progress photos, via email to owner and architect.
F. Required Shop Drawings: Structural steel fabrications, structural wood truss fabrications, custom steel stair and guardrail fabrications, mechanical system design layout and grille location, fire sprinkler system layout, exterior windows, exterior doors, and all custom built-in architectural millwork and cabinetry.
G. Alternate Materials: Owner and Architect are open to considering alternate materials indicated as (OAE) "Or Approved Equal": Provide cut sheets and specifications to architect for any proposed alternates, for review, prior to proceeding with any affected work.

H. Punch-List: Contractor to develop Punch-List of remaining work to be completed. Submit to Architect and Owner for approval minimum (3) weeks prior to Date of Substantial Completion.
I. Professional Cleaning: All interior and exterior construction debris is to be removed and all built structures are to be professionally cleaned, including but not limited to: windows and doors, all floors, walls and ceiling surfaces, as well as unfinished spaces. Including, any basements, crawlspaces, attics, and knee-walls; prior to requisition for final payment.
J. Contractor to provide Owner with all Manuals, Operating Instructions, Manufacturer's Guidelines, and Warranty Information for all related products, equipment, and systems: Submittal to include photographs of installed mechanical and electrical systems at time of inspection (pre-drywall). Information to be compiled in 3-Ring binder, labeled, indexed, and submitted prior to final payment.
K. Contractor is responsible for receipt, storage, and protection of all project related building supplies and materials: Contractor to coordinate a dedicated staging and storage area on job site for materials.
L. Construction Debris Disposal: Contractor shall be responsible for construction debris disposal and shall be responsible for maintaining a safe and orderly work environment.
M. Installation of Materials: All materials and equipment specified herein are to be installed per all manufacturer recommendations.
N. Additional Materials: Contractor to coordinate appropriate amounts of additional interior finishes and materials, to remain on-site and property of Owner after project close-out, for future use and repairs.
O. Blower Door Testing: Contractor to coordinate, schedule, and perform (2) certified blower door tests by independent party. Tests to be scheduled at (1) pre-drywall and (2) prior to substantial completion. Testing to achieve at a minimum the following performance ratings: Test (1) pre-drywall = 2.0 air changes per hour at 50 pascals. Test (2) prior to substantial completion = 1.5 air changes per hour at 50 pascals. Refer to the most recent *"Us Energy Star Qualified Homes – Thermal Bypass Guidelines"* for air-sealing strategies. Note: Review wood frame air-sealing strategies with architect, prior to start of wood frame construction.
P. Project Coordination: Refer to architectural, structural, lighting / electrical drawings, and civil / landscaping drawings for additional information: Please notify architect and/or owner of any questions and/or discrepancies prior to proceeding with work.

Division-2 Site Work: (*Refer to Survey, Landscape Architecture, Civil Engineering, and Architectural Drawings for additional information and specifications.*)

A) 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"* and meet all local regulatory requirements.
B) Clearing of Building Site: Contractor to coordinate site walkthrough with owner, architect, and landscape architect to identify trees and vegetation to remain and be protected, prior to any demolition, clearing, or grubbing. All existing vegetation, and landscape features designated to remain shall be protected with appropriate construction barriers and silt fencing, as required.
C) Demolition of Existing Structures: Obtain all necessary permits to complete work. Remove designated existing structures and dispose of separately, in accordance with governing regional landfill standards, all materials, including but not limited to, roofing, glass, insulation, drywall and wiring. Rake the building site by hand, upon completion and remove any remaining debris. Note: General Contractor is responsible for protection of neighboring properties and associated amenities.
D) **Excavation: For footings, foundation/retaining walls, piers/posts, utilities, perimeter drainage, site drainage, and hardscape. General Contractor to determine and carry appropriate (**ALLOWANCE**) pricing for blasting. Note: Please review and discuss determined blasting allowance and requirements with architect, structural engineer, and civil engineer prior to proceeding with pricing and work.
E) Excavation, Trenching and Installation of Perimeter Drainage System: 6" perforated drain tile around entire perimeter of foundations, at footing elevation, surrounded with washed crushed stone and filter fabric, drain to daylight. Coordinate with Site infrastructure and Landscape work.
F) Connection to Utilities: Excavation and trenching as required for connection to municipal utilities and for utility connections between Main House, Guest Space, and Future Shed.
G) Radon Mitigation: Provide residential Radon mitigation system in accordance with ASTM-1465 (Radon Resistant New Construction) and/or other governing code requirements. Perforated PVC piping, along interior of perimeter of foundation wall, with cross lateral piping, within gravel bed, beneath concrete slab and vapor barrier. Perforated pipe to be connected to 4" diameter vertical PVC stack in a minimum of (1) location at each habitable structure. Coordinate foundation bond-out and pre-slab rough in work where required. Provide polyurethane caulking seal at all slab and foundation wall connections. 4" stacks to run vertical and through to roof penetration. Roof penetration stack to be

clad with metal boot to match roofing color. Coordinate with electrical subcontractor so as to provide an electrical outlet in accessible attic / ceiling cavity for potential radon fan installation. Maine certified radon contractor such as *"Air and Water Quality, Inc. – Freeport, Maine"* (OAE) to review, and approve under-slab installation prior to install and then provide above-slab installation (where required) and testing / certification of the system upon completion.
H) Buried Propane Tank: Contractor to provide excavation, installation, and hook-up of owner purchased buried propane tank. (Refer to Civil Engineering drawings) for proposed locations.
I) Back Filling: (Refer to Structural drawings).
J) Rough Grading: (Refer to Civil Engineering and Landscape Architecture drawings). Provide positive drainage away from all structures.
K) Lawn Seeding: (Refer to Landscape Architecture drawings).
L) Landscaping: (Refer to Landscape Architecture drawings).
M) Loam / Topsoil: (Refer to Landscape Architecture drawings).
N) Parking Apron: (Refer to Landscape Architecture drawings).
O) At Grade (Gutterless) Drip Edge: (Refer to Landscape Architecture drawings).
P) Irrigation: (Refer to Landscape Architecture drawings).
Q) Snow Plowing: Contractor to maintain and snow plow site throughout duration of construction work as necessary.

Division-3 Concrete: *(Refer to Structural Drawings / Specifications, Architectural Drawings, Landscape Architecture Drawings / Specifications, and Civil Engineering Drawings / Specifications for additional information)*

A) Sand Blast Finish: Apply sandblasted finish to all exposed foundation / retaining walls above grade. Perform sand blasting at least 72 hours after placement of concrete and coordinate with formwork construction, concrete placement schedule, and formwork removal to help ensure uniform results. Expose fine aggregate with occasional exposure of coarse aggregate; maximum 1/16-inch reveal. Protect adjacent materials and finishes during finishing operations. Clean up and remove dust / debris at the completion of each day of operation. Prevent migration of airborne materials by use of windbreaks and similar containment devices. Note: Provide sandblasting sample / mock-up, of expected results, for owner, architect, and landscape architect review prior to proceeding with work.

Division-4 Masonry:

A) Hardscape and Steps: (Refer to Landscape Architecture drawings).

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

Project:
Peaks Island Cottage
Portland, Maine

Notes:

Architect:
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Civil Engineer:
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Structural Engineer:
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Drawing:

OUTLINE SPECS

Date:
June 15, 2017

Issue:

PERMIT SET

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