Division-5 Metals:

A) Structural Steel: *(Refer to Structural Drawings / Specifications and Architectural Drawings for information and specifications)*

B) Guardrails (Exterior):
   1. Custom Guardrail (Exterior): 1" x 2-1/2" Galvanized steel vertical stanchions with deck-fascia mounting plate, and 2-1/2" x 3/8" deep horizontal (continuous) top rail – fabricated by "Standfast Works Forge" (OAE), with a 1-1/2" x 5" solid Ipe wood cap, with dado for steel top rail.
   2. Custom Balcony Guardrail (Exterior): 1" x 1" Galvanized steel vertical stanchions, with base plates and 1-1/2" wide x 3/8" deep horizontal (continuous) top rail – fabricated by "Standfast Works Forge" (OAE), with a 5/4 x 4" solid Ipe wood cap, with dado for steel top rail.
   3. Cable Rail Infill (Exterior): "CableRail – by Feeney Cable Assemblies and Fittings" (OAE) 1/8" Diameter – 316 stainless steel cable, with "Quick Connect" style 316 stainless steel fittings. Confirm stanchion size, spacing, and structural capacity with manufacturer recommendations. Upon completion, clean cables thoroughly using synthetic 'scotch' type pads and hot soapy water to remove residual lubricants, rinse thoroughly and wipe dry.

C) Guardrail (Interior):
   1. Custom Guardrail (Interior): 1/2" Diameter steel rods spaced equally, at 4" max – spanning from Main Level bench to Upper Level ceiling. Fabricated by "Standfast Works Forge" (OAE) – w/ stained or painted finish TBD.

D) Custom Steel Stair (Exterior): Custom fabricated galvanized steel stair, with galvanized steel angle tread supports, Ipe wood treads, and galvanized steel channel stringers by "Standfast Works Forge" (OAE)

E) Custom Steel Stair 103D (Interior): Custom fabricated steel stair, with steel angle tread supports, 1-1/4" wood treads (to match wood floor species & finish), and steel channel stringers by "Standfast Works Forge" (OAE) – w/ stained or painted finish TBD.

F) Custom Steel Handrail (continuous): 1-1/4" Continuous steel pipe handrail and handrail bracket by "Standfast Works Forge" (OAE) – w/ stained or painted finish TBD. Space brackets equally at 48" maximum along length of handrail. Coordinate in-wall wood blocking as required for handrail bracket installation.

Division-6 Wood:

A) Rough Framing: Wood frame construction and related metal hangers, connectors and ties shall be in accordance with the City of Portland adopted building code and /or local code enforcement officer requirements.
   1. Exposed Interior / Exterior Wood Framing: 2x, 3x, and 4x No.1 Douglas Fir, Appearance Grade, KD, & Better. Finish with minimum 2-coats of finish TBD.
   2. Pressure Treated Lumber: Pressure treated 2x framing lumber (PT) shall be #2 or better southern yellow pine treated with ACQ suitable for ground contact. Use in all conditions where wood is within 8" of the ground or in contact w/ concrete, for building sills, porch and deck floor framing and as shown on the drawings (UNO). Install "Vycor" deck flashing over all grouped deck-framing members. Install with PT compatible Simpson hangers and clips (Typ.).
   3. Sheathing: (Installed per all manufacturer guidelines)
      a. Floor Sheathing: 23/32" "Advantech"
      b. Wall Sheathing & Weather Resistive Barrier: 5/8" "Zip-System" tongue and groove wall sheathing & weather resistive barrier.
      c. Roof Sheathing: Exposure 1 – APA rated roof sheathing with edge clips; 5/8" (min) and/or match existing sheathing thickness.
      d. Shear Walls: *(see structural drawings)*
   4. Fasteners: joist hangers, connectors, hurricane clips, post bases, and tie-downs by "Simpson".
   5. Aluminum Deck Bracket: "Maine Deck Bracket" (OAE)
   6. Air Sealing: Provide continuous bead of adhesive or sealant at all grouped exterior roof, wall, and floor framing members to help prevent outside air infiltration. 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.
   7. Bathroom Accessory Blocking: Provide in-wall 2x blocking at all bathroom accessory locations. Locations TBD on pending interiors package.

B) Exterior Trim, & Siding:
   1. Exterior Trim & Siding Fasteners: All exterior fasteners to be stainless steel.
   2. Cedar Shingle Siding: "Maibec – Kennebunk (Grade B Clear)" (OAE), eastern white cedar shingles, with 3/8" butt dimension and 5" exposure to the weather. Finish with 2-Coats of "Cabot's Semi-Solid Nantucket White" (1st coat applied to all 6-sides, prior to installation, and 2nd Coat to be field applied after installation) – Provide finished sample to architect and owner, for confirmation and approval, prior to installation.
   3. Vertical Wood Board Siding (Natural): 1 x 4 square-edge, tongue and groove, clear vertical grain, western red cedar board siding; Provide in-wall horizontal blocking for solid nailing. Finished with 2-coats of "Ultra Premium Red Label Penofin" (OAE) penetrating oil-based transparent stain. "Penofin" standard tint color TBD – Provide finished sample to architect and owner, for confirmation and approval, prior to installation.
   4. Vertical Wood Board Siding (Stained): 1 x 8 square-edge, tongue and groove, clear vertical grain, western red cedar board siding; Provide in-wall horizontal blocking for solid nailing. Finish with 2-Coats of "Cabot's Semi-Solid Nantucket White" (1st coat applied to all 6-sides, prior to installation, and 2nd Coat to be field appli ed after installation) – Provide finished sample to architect and owner, for confirmation and approval, prior to installation.
   5. Wood Board Soffit (soffits & porch ceilings): 1 x 4 square-edge, tongue and groove, clear vertical grain, western red cedar board. Finish with 2-Coats of "Cabot's Semi-Solid Nantucket White" (1st coat applied to all 6-sides, prior to installation, and 2nd Coat to be field applied after installation) – Provide finished sample to architect and owner, for confirmation and approval, prior to installation.
   6. Western Red Cedar Trim: 2x, 5/4x, and 1x, "Boston Cedar – Cowichan Gold" (OAE), clear vertical grain, western red cedar trim. Typical window and door trim to be 5/4 x 3" side casing trim and 5/4 x 5" head trim (with larger custom sizing at grouped openings and roof eave/soffit conditions). Refer to architectural drawings for additional information on trim sizing and locations. Finish with 2-Coats of "Cabot's Semi-Solid Nantucket White" (1st coat applied to all 6-sides, prior to installation, and 2nd Coat to be field applied after installation) – Provide finished sample to architect and owner, for confirmation and approval, prior to installation.
   7. Wood Rafter Tails (Roof Eaves): 2x select douglas fir framing. Finish with 2-Coats of "Cabot's Semi-Solid Nantucket White" (1st coat applied to all 6-sides, prior to installation, and 2nd Coat to be field applied after

installation) – Provide finished sample to architect and owner, for confirmation and approval, prior to installation.
   8. Wood Window Sill: 2-1/2" deep x 1-1/2" tall, bevel cut, select western red cedar sill w/ sawn drip kerf and rabbet to accept siding. Finish with 2-Coats of "Cabot's Semi-Solid Nantucket White" (1st coat applied to all 6-sides, prior to installation, and 2nd Coat to be field applied after installation) – Provide finished sample to architect and owner, for confirmation and approval, prior to installation.
   9. Wood Decking: 5/4 x 6, Ipe Decking, installed with contractor preferred hidden deck fasteners (review fastener system with architect prior to installation). Finished with "Storm Stain" (OAE) hardwood oil finish for decks. Ready mix select color TBD.
   10. Wood Lattice: 5/4 x 5/4, clear vertical grain, western red cedar lattice boards. Finished with 2-coats of "Ultra Premium Red Label Penofin" (OAE) penetrating oil-based transparent stain. "Penofin" standard tint color TBD – Provide finished sample to architect and owner, for ıation and approval, prior to installation.
   11. **Exterior Shower (**Allowance**): General Contractor to carry [ ] allowance for exterior shower framing and privacy screening.

C) Interior Trim and Architectural Millwork / Cabinetry: (Included For Reference Only – final trim specifications and locations to be provided in the pending interiors package)
   1. Typical Door, Window, Cased Opening Trim: Paint grade poplar (OAE)
      a) Head Casing: 5/4 x 5"
      b) Side Casing: 1 x 3" (typ.) w/ custom sizes at grouped openings
      c) Sill (windows): 5/4 x (trim to fit)
      d) Apron (windows) 1 x 3"
      e) Special conditions: 1x and 5/4x (trim to fit)
   2. Typical Baseboard: 1 x 5" Paint grade poplar (OAE)
   3. Nickel-Gap (Ceiling): 1 x 4 paint grade poplar (OAE) square edge, tongue and groove, nickel-gap ceiling boarding; over 1 x 3 strapping and minimum 1/2" drywall for "Thermal Barrier".
   4. T & G Floor Decking: 1 x 4 square-edge, tongue and groove, appearance grade, douglas fir decking. Finish with 2-Coats of finish TBD (1st coat applied to all 6-sides, prior to installation, and 2nd Coat to be field applied after installation) – Provide finished sample to architect and owner, for confirmation and approval, prior to installation.

   5. Stairs to 006A Fit-Out Package: 5/4x wood stair tread material to match Wood Flooring; with 1x paint grade riser, 1/2" x 1/2" scotia, and 1x skirt board. Refer to Division-5 Metals for handrail specifications.
   6. Stair 103D Fit-Out Package: Refer to Division-5 Metals for specifications.
   7. **Custom Built-In Cabinetry (**ALLOWANCE**): Including but not limited to built-ins in the following locations; All closet fit-outs, all bathrooms, laundry & laundry chute access cabinets, game room, family room, office / guest, entry bench, breakfast nook, kitchen, pantry, guest space, and bunk room. General Contractor to carry an allowance of [ ] for fabrication and installation. Interior elevations and final cabinetry configurations to be shown in pending interiors package. GC to provide competitive pricing from multiple vendors against the established allowance, for review by owner and architect, upon completion of pending interiors package.

Division-7 Thermal & moisture protection:

A) Insulation values:
   1. Rigid XPS Insulation (foundation walls & slabs): 2" Rigid extruded polystyrene (XPS) insulation (R-10 minimum).
   2. Spray Foam Insulation (basement walls): 3" high-density closed-cell spray foam urethane insulation (R-20 minimum); Installed within 1/2"offset 2 x 4 wood framed perimeter wall – inboard of concrete foundation wall.
   3. Spray Foam Insulation (floor assemblies): 5" high-density closed-cell spray foam urethane insulation (R-30 minimum); Installed within all exterior floor cavities. Provide fully insulated chases for plumbing runs, where required.
   4. Spray Foam Insulation (wood frame wall assemblies & perimeter of floor assemblies): 3" high-density closed-cell spray foam urethane insulation (R-20 minimum); Installed within all exterior wall cavities and at all floor system rim joists.
   5. Spray Foam Insulation (roof assemblies): 8" high-density closed-cell spray foam urethane insulation (R-49 minimum); Installed within all roof / attic cavities. Note: In attic cavities, provide an "Ignition Barrier" material or approved coating that meets the requirements of IRC-R316.4.3.
   6. Rigid Insulation (window / door headers): When header dimensions can accommodate, fill all window and door header assemblies with, "Hunter Panels H-Shield" (OAE) rigid polyisocyanurate insulation.
   7. Acoustic insulation (interior): Provide 3" (minimum) "Roxul AFB" (OAE) mineral wool insulation, in all interior wall, floor, and ceiling assemblies for sound attenuation.
   8. Sound Barrier Board: 3/4" - "Homasote 440" (OAE) sound barrier board.

B) Under Slab Vapor Barrier: Continuous 15-Mil "Stego Wrap" (OAE), tape all joints, turn-up and attach / seal to foundation wall.

C) Foundation Waterproofing & Drainage System: With "Carlisle Coatings & Waterproofing – MiraDRI 860/861 Self-Adhering Sheet-Applied Waterproofing Membrane and MiraDRAIN 6000 Aggregate Free Drainage System" (OAE) – Continuous from finish grade to footing. Install with manufacturer's recommended primer and adhesive; connect to Perimeter Drainage and refer to civil engineering drawings for more information.

D) Sill Gasket: ¼" x 5-1/2" "Dow Weathermate Sill Seal" (OAE) foam gasket.

E) Weather Resistive Barrier: (See Division-6 Wood; Wall Sheathing & Weather Resistive Barrier)

F) Rainscreen Mesh: "Mortairvent – 202" (OAE) continuously behind siding at all exterior wall assemblies, on outside face of exterior sheathing & weather resistive barrier. Allow for airflow from top to bottom of siding and provide insect screening.

G) Metal Wall Flashing: Prefinished aluminum flashing at all window heads and horizontal trim boards. Prefinished color to match exterior trim color – provide color selection chart and/or sample for architect's review and approval prior to ordering and installation.

H) Wall Penetration Flashing: "Quickflash Weatherproofing Products, Inc." (OAE) flashing panels at all electrical, plumbing, and HVAC penetrations in the exterior wall assembly. Refer to manufacturer guidelines for sizing of panels relative to penetration.

I) Deck Flashing: "Vycor" (OAE) deck flashing over all grouped deck-framing members.

J) Roofing:
   1. Standing Seam Metal Roofing: .032 Aluminum Alloy, "Englert Series 1300 Panel System" (OAE) 1-1/2" mechanically seamed w/ sealant applied at panel interlock, and with standing seams at 16" O.C. All panels shall be continuous from eave to ridge. Install per all manufacturer guidelines over "Advantech" roof sheathing and with manufacturer recommended weather resistive barrier underlayment and ice / water shield. Manufacturers standard finish color TBD. Review and confirm color selection with owner and architect prior to ordering and installation.
   2. Metal Roof Flashing: Prefinished aluminum flashing at all roof / wall intersections, step flashing, drip edges, and diverters. Note: Clad all plumbing and HVAC roof stacks. Flashing color to match roofing color.
   3. Snow Fence: "S-5 ColorGard" design-build snow retention system; provide with "Certified Engineer Stamp Program". System color to match TBD stand seam metal roof color.

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

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Portland, Maine

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Drawing:

OUTLINE SPECS

Date:
June 15, 2017

Issue:

PERMIT SET

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