

OUTLINE SPECIFICATIONS – WHYNOT- VICKERS RESIDENCE

11-13-2006

PROJECT ARCHITECTS: Jesse Thompson and Michael Chestnutt, Phil Kaplan Architects. PH:
207.842.2888 FX: 207.842.2828

OWNER: Trevor and Jeanne Whynot-Vickers

For budget purposes: single family renovation and addition – exterior and interior work and site work, all interior finishes, plumbing, electrical, and HVAC as described in the Outline specification, as shown on the drawings and as required to provide a complete project.

1. General Requirements:

Project Start: As agreed upon by Owner and Contractor.

Substantial Completion: As agreed upon by Owner and Contractor.

A) General Contractor Responsibilities:

1. Project management, supervision, coordination, and safety program.
2. Field layout, submittals and quality control.
3. Transportation of all contract materials to and from site.
4. Provision of all accessory types of items necessary to complete work.
5. General liability, workers' compensation.
6. Builder's risk insurance, permits, scheduling inspections.
7. Temporary service (electrical, water, sanitary, power, heat, fire protection, enclosures/barriers).
8. Dust control.
9. Construction cleaning, final cleanup, legal disposal of waste.
10. Site Security.
11. Record Drawings.
12. Field verification of all dimensions.
13. Immediate notification of architect if any discrepancies in the drawings are discovered.
14. The project shall meet all code requirements in the IRC 2003.
15. Demolition as required by new work. Existing structure shall be shored and braced prior to structural demolition

B) Owner Responsibilities:

1. Reasonable, unimpeded access to the site.
2. Timely decision-making.

C) Coordination:

The General Contractor is responsible for coordinating schedules for all parties involved in the project, and for coordinating all of the systems of the Sub-Contractors, especially those involving design-build such as mechanical, plumbing, and electrical work.

D) Quality Control:

Where this document refers to proprietary products, the manufacturer's comprehensive specifications, installation instructions, and all other related product information, current as of the date of this document, are included herein by reference. Install all products per manufacturer's instructions, unless otherwise indicated.

E) Product Substitutions:

Products may not be substituted without written consent of the Architect. Different manufacturers may be used where items are indicated with "or equal"; the burden of proof that another manufacturer's product is equivalent to that specified is the General Contractor's responsibility. Proposed substitutions will be reviewed with respect to proprietary information of manufacturer specified.

F) Warranties and Bonds:

Transfer all product warranty information to Owner at completion of project.

2. Site Work:

- A) Excavation for footings. Excess materials are to be removed by contractor.
- B) Backfilling of foundation piers shall be with sand and gravel, filled and 95% compaction in maximum 12" lifts.
- C) Rough and final grading to all areas disturbed by building and site work.
- D) Loam and seed all areas disturbed by building and site work. Provide a minimum of 4" of screened top quality topsoil, rake and roll. Seed mixture shall match existing lawn as closely as possible. Hydro seed or provide covering of hay mulch.

3. Concrete:

- A) 3000 PSI @ 28 days concrete footings and piers
- B) New footings: See plans
- C) Cast-in-place 8" dia. concrete piers. See plans

4. Masonry:

- A) Existing masonry: See sheet A1.0 for removal of masonry chimney.
- B) New masonry work: Not applicable.

5. Metals: N/A

6. Wood:

A) Rough Framing:

- 1) Wood frame construction shall be in accordance with the IRC 2003 and IBC 2003.
- 2) Structural framing shall be #2 grade spruce or equal strength wood, kiln dried in nominal 2X dimensions.
- 3) Pressure treated wood (TimberSil or equiv.) shall be used in all conditions where wood is within 6" of the ground or in contact with concrete or CMU and as shown on the drawings.
- 4) Sheathing:
 - floors: 3/4" sheathing; Huber Engineered Woods "AdvanTech" formaldehyde-free, high-performance engineered strand structural panel; tongue & groove edges.
 - walls: 1/2" sheathing; Huber Engineered Woods "AdvanTech" formaldehyde-free, high-performance engineered strand structural panel.
 - roof: 5/8" sheathing; Huber Engineered Woods "AdvanTech" formaldehyde-free, high-performance engineered strand structural panel; tongue & groove edges.
- 5) Porch walls: 2x4's at 16" o.c.
- 6) Porch and deck columns: P.T. 4x4's
- 5) Fasteners: Galvanized joist hangers, connectors and tie downs by Simpson or equal.
- 6) Bulkhead Structure: Match existing.
- 7) Provide new wood steps within bulkhead.

B) Exterior finish architectural woodwork:

- 1) Patching of exterior wall shingles and wall clapboards: Match existing material. Pre-prime all surfaces prior to installation. Finish and color to match existing.
- 2) Wood Window and door trim for painted finish: Match existing material, profiles and detailing. Pre-prime all surfaces prior to installation. Color to match existing.
- 3) Wood Trim for painted finish: Match existing materials, profiles and detailing. Pre-prime all surfaces prior to installation. Finish and color to match existing.
- 4) Wood Soffits and screen porch ceilings for painted finish: Match existing covered porch material, profiles and detailing. Pre-prime all surfaces prior to installation. Color to match existing.
- 5) Wood Decking at Screen porch: Porch deck: 1 x 4 wood, primed and painted to match existing covered porch deck. Provide continuous screen between decking and floor joists. Wood species as recommended by GC.
- 6) Deck and Stair Treads: CorrectDeck composite decking. Color to be selected by Owner and Architect. Contact: Hammond Lumber.
- 7) Stair risers for painted finish: 1x select pine. Color to match existing. Provide 2x12 P.T. wd. Stringers.
- 8) Exterior wood handrails, posts and post caps for painted finish: Match existing material, profiles and detailing. Pre-prime all surfaces prior to installation. Colors to match existing.

- 9) Exterior exposed wood balusters: 2x2 (verify to match existing) select pine. Match existing profiles and detailing. Pre-prime all surfaces prior to installation. Color to match existing. Equal spacing between posts with max. clearance between each @ 3 ¾".
- 10) All exterior fasteners to be stainless steel.
- 11) Screen/ Storm Porch System:
 - 1) Wall system below screen panels and behind gas fireplace: ½" MDO on 2x wall w/ 1x4 clear pine perimeter trim. Prime and paint. Typical each side.
 - 2) Screen panel system: Field built clear pine frame primed and painted with screen infill.
 - 3) Storm panel system (1 set of 2 panels and 2 sets of 3 panels): Field built 2 x4 clear pine frame primed and painted. Provide open mortise and tenon corner joints glued with 4- countersunk and plugged stainless steel screws per corner. Provide extra heavy duty stainless steel hinges between panels and at wall. Typical 3 hinges per panel. Provide 3/8" clear glass panes with clear pine wood stops.
- 12) Replacement of wood bulkhead door and enclosure system: Replace to match existing in style, material and finish. Provide lock as approved by Owner and Architect.
- 13) Wood skirt below porch and deck: Alternating 1x4 and 1x 6 primed and painted clear pine with ½" gaps between. Provide perimeter blocking as required for support.
- 14) Screen Porch Fireplace surround and mantel: Materials and details to be determined by Owner and Architect. Provide \$750 allowance.

C) Interior finish architectural woodwork:

- 1) Door, Window and cased opening Trim and Columns: Wood type, finish and detailing to match existing.
- 2) Kitchen base and wall cabinets and vanity cabinet: Provide clear finish oak cabinets with recessed flat panel and planted moulding to match detailing in existing living room. Verify style and moulding profile with Owner and Architect. Oak type to match existing
- 3) Kitchen and Vanity countertop: Corian or equal. Edge condition and Color as selected by Owner and Architect.
- 4) Provide crown moulding at Dining Room ceiling, bathroom ceiling at new wall and screen porch ceiling. Wood type, finish and detailing to match existing.
- 5) Bathroom shelves behind door: Allowance \$250
- 6) Alternate #1: Demolition and new construction as per sheet A1.0.

7. Thermal & moisture protection:

- A) Damp proofing –N/A
- B) Exterior air infiltration barrier – Tyvek or equal. Typical at infill walls.
- C) Vapor barriers at interior of infill walls - 6 mil clear poly, lapped and taped (note: electrical/mechanical by others to precede insulation and vapor barriers). Typical at infill walls.

D) Insulation:

1) Exterior: foil faced 6" fiberglass batt (R-19). Typical at infill walls.

E) Hipped Sloped Roof:

1) Roof shingles: 25-year architectural grade asphalt 3-tab roof shingles to match existing. Verify sample with owner.

2) Flashing to match existing material, finish and color at drip edge, eaves and rakes.

3) Ice and water shield self sealing membrane (36" w.) Eco-Star Glacier Guard [Available through Energy Innovations, 846-1211] or approved equal at entire screen porch roof and existing covered porch roof tie-in.

4) Ventilation:

a) Eave vent to match existing.

b) Roll vent at ridge.

F) Flashing- match existing material, finish and color.

G) Gutters, down spouts and splash blocks: match existing material, finish and color. Locations to be determined by Owner/ Architect.

H) Sealants:

1) 20+ yr. Dow Corning 756 Silicone Building Sealant HP or equal for exterior joints.

2) 10+ yr. Dow Corning 786 Mildew Resistant Silicone Sealant or equal for interior joints.

3) Tremco 511 Sealant where a urethane sealant is required.

I) Pan Flashing: Pan flash all windows with Vycor or approved equal. Provide end dams by folding and adhering membrane to itself.

8. Doors and windows:

A) Exterior doors and hardware:

1. New exterior door and hardware from Kitchen to Porch: Match existing exterior door to be removed or as selected by Owner/ Architect.

2. Door and hardware at bulkhead. Door and hardware as selected by Owner & Architect.

3. Combination Screen/ Storm doors at porch: Base Bid: As shown on drawings with transom above each door. Hardware as selected by Owner and Architect.

4. Alternate #2: Combination Screen/ Storm doors at porch. Provide custom sizes (2'-2" w x 7'-8" h and 2'-8" w x 7'-8" h) without transoms.

B) Interior doors and hardware:

1. Door (2'-4") and hardware at Bath to match existing or as selected by Owner/ Architect. C) Windows: New windows with wood interior preprimed, screen and hardware as selected by Owner/ Architect.

2. Door and hardware at basement to bulkhead. Insulated door and hardware as selected by Owner & Architect.

- C) Windows: (all w/ insulated low-E, argon glass. Exterior color: Verify w/ Owner & Architect, Screens, hardware as selected by Owner and Architect, preprimed wood interior.)
1. Andersen 400 Double hungs, as shown on elevations, with screens. Frame and screen color to be selected by Owner and Architect.
 - a. Dining room windows: WDH 26410. Verify size to match existing as closely as possible. Head ht. to match existing.
 - b. Kitchen Windows: WDH 2636. Verify size to match existing opening width. Head ht. to match existing.

9. Finishes:

- A) Exterior painting and finishing: All paint by Sherwin-Williams Harmony Series (Low VOC) or approved equal (test panels to be approved by Owner).
- a) Clapboards/ Shingles - Stain or painted finish to match existing, applied as recommended by manufacturer. Back prime all siding before installation. Verify colors with Owner and Architect.
 - b) Trim – One prime coat and two finish coats to match existing house. Verify colors with Owner and Architect.
 - c) Entry Door: One prime coat and two finish coats to match existing house. Verify colors with Owner and Architect.
 - d) Wood decking at Screen porch: prime coat and two finish coats to match existing covered porch. Verify colors with Owner and Architect.
 - e) Exterior post wraps, railings, mouldings, skirt boards and Screen Porch wall panels: Provide prime coat and two finish coats to match existing. Verify colors with Owner and Architect.
 - f) Screen Porch ceiling: Prime coat and two finish coats to match existing covered porch. Verify colors with Owner and Architect.
- B) Interior painting and finishing:
- a) Provide prime coat and at least two finish coats of paint to interior gypsum board wall surfaces.

Ceilings: flat finish.
Walls: eggshell finish
 - b) Use only best quality, low VOC professional paint products by ICI, Benjamin Moore, Pratt and Lambert, or approved equal. Four interior colors may be selected.
 - c) Provide prime coat and at least two finish coats, semi-gloss finish, to interior trim, base moldings, window and door casings, unless finish to match existing clear finish, such as new openings from Living to Dining rooms and Dining to Kitchen .
 - d) Interior doors and Woodwork for clear finish: 3 coats of polyurethane, apply as per manufacturer's recommendations.

C). Install all paint products in strict conformance with manufacturer's recommendations. Prep all surfaces to receive paint, stain, or clear finishes as recommended by product manufacturers.

D). Interior Flooring:

- 1) Bathroom and Kitchen: T & G Wood Flooring: Wood type and finish to match existing.
- 2) Wood thresholds: Wood type and finish to match existing.
- 3) Verify all flooring choices with Owner prior to ordering.

E) Gypsum Drywall

- 1) GWB: ½" Gypsum wall board; Sheetrock USG Imperial Coat System or approved equal. Provide ½" moisture resistant GWB in bathroom.
- 2) Joint Compound: Murco M-100 with inert fillers and natural binders only (does not contain any preservatives or slow-releasing compounds and is zero-VOC). Skim coat on all visible surfaces in living areas.

F) Existing uncovered ceiling in Dining room:

- 1) Base bid: Repair and patch existing ceiling to match. Prime and Paint.
- 2) Alternate: Cover existing ceiling material w/ ½" Gwb. Prime and Paint.

10. Specialties:

A) Gas fireplace at Porch: Selected by Owner and Architect, installed by GC. Allowance: \$2,500.

B) Kitchen appliances to be purchased by owner, installed by GC. Use only Energy Star labeled systems & appliances.

C) Propane gas tank: Install in location indicated on drawings. Provide one gas line to each of the following: gas insert in Living room, gas fireplace in Screen Porch and to grill on deck.

D) Bath accessories: purchased by owner, installed by GC. GC to coordinate interior wall blocking installation for mounting accessories with Owner and Architect.

E) Gas insert at living room fireplace: Selected by Owner and Architect, installed by GC. Allowance: \$2,000.

15. Mechanical

A) Plumbing:

- 1) All plumbing shall meet the requirements of the Maine State Plumbing Code. Allowance: \$750 for fixtures.
- 2) All principle waste lines, water lines and vents shall be maintained. Provide new waste line and waterline connections from new fixtures to existing lines as required.
- 3) Pressure test all DWV piping to ensure no leakage, witnessed and sign-off by GC.
- 4) GC to coordinate rough framing and fixture alignment.
- 5) Use Water Efficient-Low flow faucets (no more than 1GPM).
- 6) Use Water Efficient-Low flow (rated at 1.6 GPF or less) or dual flush toilets by Toto.
- 7) Properly size all drain lines according to the DFU's. Pitch all drain pipes at ¼"/ft. Layout drain piping so that a high water use area or fixture is positioned upstream from the toilet drain lines.

B) Heating:

- 1) Main House –Relocate and Modify existing steam radiator as affected by renovations. Mechanical Subcontractor shall provide design of Kitchen area heating and verify design and new locations of radiators with Owner and Architect prior to installation.

C) Exhaust Ventilation:

- 1) Kitchen: Owners to select down draft range. Exhaust out basement wall in rear. Verify location with Owner and Architect.
- 2) Bathroom: Existing exhaust fan to remain.

D) Air Conditioning: N/A

16 Electrical:

- A) All electrical shall meet the requirements of the Maine State Electrical Code. Allowance: \$1000 for fixtures.
- B) Existing service to remain. New wiring, outlets and switching as required by code and as follows:
 1. Relocate switches in bathroom to new wall for lighting and exhaust fan.
 2. Provide wiring and switches for kitchen undercabinet and ceiling lighting.
 3. Provide wiring and GFI duplex outlets in bathroom (1) and kitchen (3).
 - 4.. Provide wiring and switches for Dining room ceiling lighting.
 5. Provide wiring and switches for Screen Porch ceiling lighting.
 6. Provide wiring in conduit and waterproof duplex outlets at exterior walls of Screen Porch. Typ. of 3. Install in new walls.
 7. Provide wiring and switches for exterior lighting of deck as directed by Owner and Architect.

17. Energy Efficiency: Building Envelope

- A) The building envelope must be sealed to prevent air leaks to prevent energy loss through infiltration and cold surfaces on which water vapor can condense.
- B) Window frames and door jambs must be sealed to their rough openings using low expansion foam (Todal Purfil or equiv.), backer rod or caulk (Quick Shield VOC-free sealant or equiv.), but not fiberglass.
- C) All penetrations through the building envelope must be carefully sealed.
- D) Electrical boxes on exterior walls should either be air sealed/foamed (Todal Purfil or equiv.), placed in airtight enclosures (Lessco box or equivalent) or sealed with electrical box gasket (R&S Enviro products or equiv.).

ADDENDUM #1 TO DRAWINGS AND OUTLINE SPECIFICATIONS DATED 9-10-06

WHYNOT- VICKERS RESIDENCE

10-02-2006

PROJECT ARCHITECTS: Jesse Thompson and Michael Chestnutt, Phil Kaplan Architects. PH:
207.842.2888 FX: 207.842.2828

OWNER: Trevor and Jeanne Whynot-Vickers

Drawing Revisions: See plans and elevations, revision #1.

Outline Specification Revisions:

Allowances:

- Add:
1. Pantry Cabinet: 1'-10" deep x 4'-0" wide: \$2,000
 2. Kitchen appliances: Refrigerator: \$1,500
Downdraft Stove: \$750
Dishwasher: \$350
 3. Plumbing fixtures: 2 sinks and faucets: \$750
 4. Vanity base: 1'-8" deep x 2'-8" wide: \$1,250
 5. Toilet: \$300
 6. Kitchen Heating system: See demolition plan for extent of removal of existing steam radiator system. Hot water loop from existing steam boiler to a toe-kick baseboard unit in the kitchen at the base cabinets along the exterior wall: \$2,000.

Cost Itemization:

Provide standard line item cost by trade and separate line item costs for the following:

1. Demolition of existing brick chimney and patching of wall, rake, trim and roofing as required by demolition.
2. Screen/ Storm porch hinged storm panels.

6. Wood:

B) Exterior finish architectural woodwork:
11) Screen/ Storm Porch System:

Delete: 2) Screen panel system: Field built clear pine frame primed and painted with screen infill.

Add: 2) Screen/ Storm panel system: Field built clear pine frame primed and painted with screen/ storm (1/8" laminated glass) infill.

Delete: 3) Storm panel system (1 set of 2 panels and 2 sets of 3 panels): Field built 2 x4 clear pine frame primed and painted. Provide open mortise and tenon corner joints glued with 4- countersunk and plugged stainless steel screws per corner. Provide extra heavy duty stainless steel hinges between panels and at wall. Typical 3 hinges per panel. Provide 3/8" clear glass panes with clear pine wood stops.

Add: 3) Storm panel system (1 panel at existing covered porch side and 2 sets of 2 panels): Field built 2 x4 clear pine frame primed and painted. Provide open mortise and tenon corner joints glued with 4- countersunk and plugged stainless steel screws per corner. Provide extra heavy duty stainless steel hinges between panels and at wall/ column. Typical 3 hinges per panel. Provide 1/8" laminated glass panes with clear pine wood stops. Provide neoprene gasket system with locking mechanisms at perimeter of each panel to provide a tight fit at wall when in the closed position.

9. Finishes:

B) Interior painting and finishing:

Delete:

c) Provide prime coat and at least two finish coats, semi-gloss finish, to interior trim, base moldings, window and door casings, unless finish to match existing clear finish, such as new openings from Living to Dining rooms and Dining to Kitchen .

d) Interior doors and Woodwork for clear finish: 3 coats of polyurethane, apply as per manufacturer's recommendations.

Add:

c) Provide stained finish to match existing as closely as possible to interior trim, base moldings, window and door casings, etc. unless otherwise noted.

d) Interior doors and Woodwork for stained finish: Provide stained finish to match existing as closely as possible.

e). Owner shall paint all interior surfaces to receive paint. Contractor shall stain all interior surfaces to receive a stained finish.

C) Interior finish architectural woodwork:

Delete:

2) Kitchen base and wall cabinets and vanity cabinet: Provide clear finish oak cabinets with recessed flat panel and planted moulding to match detailing in existing living room. Verify style and moulding profile with Owner and Architect. Oak type to match existing

4) Provide crown moulding at Dining Room ceiling, bathroom ceiling at new wall and screen porch ceiling. Wood type, finish and detailing to match existing.

5) Bathroom shelves behind door: Allowance \$250

Add:

2) Kitchen base and wall cabinets and vanity cabinet: Provide stained oak cabinets with recessed flat panel and moulded edge to match detailing in existing living room. Verify style and moulding profile with Owner and Architect. Wall cabinets shall extend to ceiling, clg. ht.= 8'-7"+/-.

4) Provide crown moulding at Dining Room ceiling, bathroom ceiling at new walls and screen porch ceiling. Wood type, finish and detailing to match existing. Dining room crown moulding wood type and finish shall match existing stained finish in living room.

F). Gypsum Drywall:

Delete:

2) Joint Compound: Murco M-100 with inert fillers and natural binders only (does not contain any preservatives or slow-releasing compounds and is zero-VOC). Skim coat on all visible surfaces in living areas.

Add:

2) Joint Compound: Three coat system on all visible surfaces for new or patched-in GWB.

15. Mechanical

A) Plumbing:

Delete:

1). All plumbing shall meet the requirements of the Maine State Plumbing Code. Allowance: \$750 for fixtures.

Add:

1). All plumbing shall meet the requirements of the Maine State Plumbing Code. Allowance: See allowances above.

Add:

8). Provide waterline to refrigerator.

C) Exhaust Ventilation:

Delete:

1) Kitchen: Owners to select down draft range. Exhaust out basement wall in rear. Verify location with Owner and Architect.

Add:

1) Kitchen: Owners to select down draft range. Exhaust out basement. Drill hole in existing foundation at side wall under new porch addition to accommodate exhaust duct. Verify location with Owner and Architect.