Outline Specifications

DIVISION 1- General Section 01010- Summary of Work
Renovation of existing 2 story home that has been partially burned. Remove of all burned and water damaged elements including all exterior wall finishes to allow for new insulation and wiring. Restore or replace windows and doors as scheduled. Install two new full bathrooms two half baths, kitchen, and rough in for future bedroom sink. Install systems and materials to meet current building and energy code.

• Provide code compliant loads for structures.
  o Floor loads: 40 psf live load for floors; 80 psf @ decks.
  o Roof loads: 40 psi live load, add 5 psi for possible solar panel installation.

DIVISION 2 – Site Work
Demolition
• Provide partial demolition, salvage certain items as agreed with owner for use or reproduction in project. (interior and exterior trim elements, brick)

Site Work
• Provide excavation and backfill as required for regrading gravel drive and positive drainage away from structure, and front walkway re-bedding.

DIVISION 3 – Concrete Section
03300 – Cast-In- Place Concrete
Provide reinforced cast-in-place concrete for general building construction.

• 3500-psi min. concrete piers, walls & footings.
• Reinforcing – slabs, footings and walls per detailing. Fiber mesh in slabs.
• Slabs: 4000 psi min, lightweight at slab on deck.

DIVISION 4 – Masonry
Section 4900 – Brick repair and cleaning
• Replace missing and damaged brick; rebuild failed areas. Salvage sound brick and reinstall when possible; replacement units to match existing size, hardness and color.
• Repair and repoint existing brick masonry, chimneys and stone foundation, match original mortar color and tooling style.
• Do not remove paint from painted brick areas, match original mortar color.
• Patching and repointing mortar to be mixed to a hardness determined to be compatible with existing masonry hardness.
• Remove and reset original cast iron lintels where not in original relationship to face of surrounding brick masonry.

Section 4800 – Stone foundation repair
• Resecure loose material and repoint. Match existing mortar color, hardness and tooling.
• Replace failed window and door lintels.

DIVISION 5 – Metals Section
05120 – Structural Steel
• Provide structural steel primed at interior locations and galvanized at exterior locations. Include anchors, bearing plates, lintels, etc as required for complete installation.

DIVISION 6 – Wood and Plastics
06100- Rough Carpentry

- Pressure preservative treated exterior framing and items in contact with flashing, masonry, concrete, or ground and where indicated.
- Framing to be #2 and better SPF unless noted.
- New exterior wall construction: 2x6@24”o.c. (see sheathing at Section 07210)
- New non-bearing interior walls 2x4 @ 24” o.c. with 2x4 horizontal blocking at 4’ on center vertical.
- New bearing interior walls 2x4 @16”o.c. or 2x6 @24”o.c. with 2x4 horizontal blocking at 4’ on center vertical.
- Existing framing, 2x4 @ 16” o.c. assumed, at interior and exterior walls to remain.
- 2” framing @ 24” oc assumed at interior of masonry walls; add new 2x4 @ 16”o.c.
- Blocking & supports for wall mounted equipment, railings & cabinets to be 3/4” plywood or 2x nominal lumber.

Section 06200 – Finish Carpentry and Millwork

- Provide finish carpentry for interior cabinetry installation and custom casework.
- Countertops: Copper counters for built-in counters in kitchen. Granite tabletop work surfaces for 2 kitchen prep tables. Granite counters for bath. Granite colors are Andromeda White or Colonial White.
- Interior trim: Provide finger jointed poplar or pine for painted finish, wall caps, accents, interior door and window trim, etc.
- Existing stairs to be removed. New stair to basement to be wood treads and risers. New stair to second floor to be 3” glu-lam slab treads equal to Viewrail.com, open risers, metal handrails. New stair to cupola to be wood ships-ladder with wood handrails.
- New exterior decking equal to IPE boards installed with concealed fasteners.

DIVISION 7 – Thermal and Moisture Protection

Section 07110 – Foundation Waterproofing

- Provide asphaltic spray waterproofing on exterior of foundation walls when excavation exposes exterior surfaces below grade. Repoint stone with new mortar prior to spraying.

Section 07210 – Insulation

- Provide building insulation of board, blanket, and loose-fill as scheduled:
  - Roof: Cavity insulation: minimum R-60 attic and R-49 slopes.
    - I. Existing masonry walls: Fill cavity with dens-pak cellulose. Assume 2” existing furring and add 2x4 furring to achieve R=20.
    - II. Existing wood framed walls: Continuous 1.5” (R-3.6) equal to Zip-System R-Sheathing; Spray foam cavity to provide R=20.
    - III. Foundation walls: Spray foam interior to 24” below grade over stone & sill plate R-20 including crawl spaces.
    - IV. Radiant Floors: rigid foam below radiant heated areas, R-10.
  - Air seal wall penetrations & joints including roof, ceiling & floor intersections with walls.
  - Provide blower door test by a certified energy rater to verify less than 3.0 ACH50 /hr.
  - Provide interior smart vapor retarder equal to Certainteed MemBrain, except not required over spray foam.

Section 07310 – Asphalt Shingle Roofing

Repair existing asphalt shingle roofing as required to prevent water penetration with similar products. Install ice and water shield under any large areas where decking below roofing is...
exposed and or removed.

Section 07330 – Slate Roofing
• Repair existing slate and flashings at cupola as required to prevent water penetration.
• Match size and color.
• Provide ice and water shield under any large areas where slate is removed.
• Provide 30# felt under small patches of slate repair.

Section 07460 – Siding
• New metal siding to be black, +/-8” panel, vertically applied over drainage membrane.
• Drainage membrane to be textured drainage membrane equal to Rain Drain.
• New composite siding to be prefinished black horizontal 5” t&g shiplap, nickle-gap installation equal to “Craftsman” by Tru-Exterior.

Section 07610 – Single-Ply Membrane Roofing
• Patch existing with compatible materials.
• New areas; equal to TPO – reflective gray, fully adhered.
• Reseal existing flashing at masonry.

Section 07650- Flashing and Accessories
• All roof flashing and sheet metal shall be inspected and repaired as needed, color matched.
• Install flashing at walls, above exterior running trim, above lower roofs, at chimneys, head of window and door casing, exterior door sill pans, and where required. Vinyl in contact with masonry, Painted metalat siding.
• Flashing for roof penetrations to be provided by trade penetrating the roof.

Section 07900- Joint Sealers
Provide the appropriate sealant at intersection of building components and control joints.
• Seal around window and doorframes at insulated assemblies with expansive foam.
• Insulate interior walls around offices and bathrooms.

DIVISION 8 – Doors and Windows
Section 08100 – Exterior Doors and Frames
• Remove entrance door for restoration; remove, protect and store both leaded glass sidelight sash. Protect, strip and clear finish surrounding frames and trims in place. Strip and clear finish removed elements; reglaze with insulated glazing. Salvage and reinstall original mortise lockset, hinges, and other hardware. Install new sidelight sash with insulated glass.
• Insulated fiberglass door at mud room.
• Living room, Kitchen and Master Bedroom exterior doors to be aluminum clad wood equal to Reserve-Contemporary by Pella.
• Exterior frames to be pressure treated wood with thermally broken aluminum sills and weather seals.
• Prep for hardware and accessories.
• Provide extension jambs as needed at doors; at masonry openings install within existing historic trims or new painted trims in historic profiles.

Section 08210 – Interior Doors
• Provide and install interior doors per drawings.
• Provide painted 4 horizontal panel interior doors primed MDF equal to Simpson.
• Finger jointed wood frames for painted installation.
Section 08650 - Windows
• Repair, restore, & replace existing windows in masonry openings as scheduled, following the Secretary of Interior Standards Preservation Briefs #9: The Repair of Historic Wood Windows, and per Classifications I-III as follows:
  I. Strip sash, frame, & interior trim; replace broken glass, re-putty, prep & repaint. Fix upper sash in place. Replace all lower sash cords & return lower sash operation to original function. Replace sash locks (2 per window). Install meeting rail & jamb weather stripping. Install new black anodized aluminum storm/screen units.
  II. All of Classification I scope as described above plus: repair/replace broken and missing sash elements.
  III. Remove and rebuild all sash & frames to match original detail, profile & size. Provide new interior & exterior trim elements to match original historic profiles. Prep and paint. Upper sash to be fixed in place; lower sash to operate by cord/counterweight system; provide 2 sash locks per unit; install meeting rail & jamb weather stripping. Install new black anodized aluminum storm/screen units.
• New window units scheduled for existing masonry openings: thin profile aluminum clad wood units, double glazed with 2/2 simulated divided lites with adhered exterior & interior muntin bars and spacer between glass layers, set in salvaged historic exterior trims or new exterior trims matching original profiles.
• New thin profile aluminum clad double glazed wood window units at all other locations: equal to “Reserve-Contemporary” by Pella, or “Signature Modern” by Marvin.
• Extension jambs, screens and locking hardware as required for each window type and installation.
• R-3 minimum at new fixed & operable units: fixed, double-hung and awning.

Section 08710 - Door Hardware
Provide lock and latch sets, hinges, closers, spring hinges, doorstops and accessories as required for a complete installation.

Section 08800 – Glazing
• Provide insulated low emissivity glass for fixed and operable windows.
• Provide 5/8” minimum insulated glass at exterior doors.
• Provide glass and aluminum exterior balcony railing system; fascia mounted equal to Viewrail.

DIVISION 9 – Finishes
Section 09259 – Gypsum Board Assemblies
• Install 1/2” gypsum wallboard at interior walls, unless indicated otherwise.
• Install 1/2” tile substrate Dens-Shield® or equal at all walls to receive tile, and behind showers.
• All interior drywall in bathrooms to be mildew resistant without paper facing, equal to DensArmor-Plus.

Section 09300 – Tile
• Install ceramic and stone wall tile in bathrooms as scheduled.
• Install ceramic and stone floor tile in mudroom, and bathrooms as scheduled.

Section 09600 – Flooring
• Wood flooring all floors except at tile areas. 2 1/4” or as narrow as available, engineered
**Guillot Vivian Viehmann Architects, Inc**

**Braasch-Prue Residence – 175-177 S. Union**

maple, T&G.

**Section 09900 – Painting**
- Owner to select colors:
  - 4 interior wall colors (2 coats & primer)
  - 1 exterior trim and wall color (2 coats gloss & primer)
  - 2 interior trim colors (2 coats & primer)
  - Ceiling – flat white (2 coats & primer)
  - Clear finish interior hardwoods (3 coats)

**DIVISION 10 – Specialties**

**Section 10200 – Louvers and Vents**
Coordinate with MEP – painted aluminum, rain proof.

**Section 10800 – Toilet Accessories**
- Install bathroom accessories provided by owner;
  - Elvin Modern & Contemporary Bathroom / Vanity Mirror 40 x 24 Mirror, 1 per sink, internally lit.
  - Mag Mirror, 1 per bathroom
  - Toilet paper dispenser, 1 per toilet.
  - Robe hooks, 1 on each lav door & 2 per shower.
  - Amba Model: RWH-SMB heated Towel Bars, 1 per shower.

**DIVISION 11 – Equipment**
- Appliances to be provided by owner, installed by contractor.
  - Range; Natural gas/electric 43” Cornufé 110 duel Fuel C1 11000
  - Range Hood; Cornufé 110 Albertine H1 6000
  - Majestic Ruby 35” Direct Vent Natural Gas Fireplace Insert RUBY35IN Gas fireplace in south office to fit in existing mantle 4000
  - Jotul GF 370 DV IPI for kitchen 5000
  - Thermador Model #T36BT925NS built-in fridge for kitchen north wall 9000
  - Dishwasher Bosch 24” 300 Series 1500
  - (2) Frigidaire Model: FFBC4622QS Under counter beverage refrigerator for kitchen north wall and upstairs bedroom 800
  - www.HomeSaunaKits-Since1974.com 5'x7' "The Best" Sauna Kit with Heater $4,547.00 Sauna; 5’x7’ prepackaged unit Sauna
  - EliteSteam 10kW Steam Shower Generator Kit (Steam Room) 1500
  - Rosabella 7236CD Free Standing 25 Jet Series with Hydro Massage, w/ Access Panel – Size: 72” x 36” x 28” – Jets: 25 Water Jets 4700
  - Toilets, TOTO CWT4372047MFG#MS MH x 4 6000
  - A/C BLUERIDGE BM48M22C-9W-9W-9W-9W-12W 3000
  - Boiler Lochinvar NKC110N combo heat / hot water boiler 3000
  - Washer and Dryer, existing to be relocated, electric

**DIVISION 15 – Plumbing and Mechanical**
- Replace existing boiler with new high efficiency cast iron boiler. Modify existing hot water distribution system per new floor plan with new zone valves. Provide 4 zones and
programmable thermostats.

- Hydronic radiant floor heating under entire first floor between existing joists including crawl spaces.
- Provide Air conditioning to through high velocity ducted system. Chase to second floor behind Steam room.
- Provide insulation on all heat piping, R-3, in basement ceiling.
- Include ventilation as listed below, seal ducts. Fan efficacy 2.8 CFM/watt or better.
  - Master Bath: 50 CFM exhaust fan at toilet room, 50 CFM exhaust at shower room, timer.
  - Bath 2: 50 CFM, timer.
  - South half bath: 25 CFM, timer.
  - North half bath: 25 CFM timer.
  - Spa: 90 cfm, timer
  - Basement: 50 CFM continuous.
  - Whole House Ventilation: 75 CFM total continuous exhaust from 2 locations. (locations as noted on plans) Locate off switch in basement mechanical room.
  - ADD ALTERNATE: In lieu of whole house ventilation, basement, half bath and spa exhaust, provide 120 CFM HRV that exhausts from basement, baths and spa, then supply into high velocity duct system. Continuous operation.

- Plumbing fixtures: Provided by owner, installed by contractor.
  - See attached Granite Group invoice for all plumbing fixtures and sinks
- Provide 2 new hose bibs and verify existing is freeze-proof.
- Remove all inactive piping.

DIVISION 16 – Electrical

- Replace electrical panel and all circuits.
- Provide receptacles as required by equipment and per code.
- Remove all inactive wiring.
- All lighting to be LED.
- Provide power to all mechanical systems and internally lit mirrors.
- Coordinate locations of switches and receptacles with owner.

END OF ARCHITECTURAL SPECIFICATIONS