

961242

Location of Construction: 9 B Diamond Cove Great Diamond Isl	Owner: Samuel B Davis <del>XXXXXXXXXX</del> 8218	Phone:
Owner Address: 1601 Second Ave N - Birmingham	Leasee/Buyer's Name: Alabama 35203	Phone: BusinessName:
Contractor Name: * Rupert A Edwards Bldr	Address: 5 Oakmont Circle Falmouth ME	Phone: 04105 797-8159
Past Use: 1-fam dwlg	Proposed Use: 1-fam dwlg w intr renovtns	<b>COST OF WORK:</b> \$ 10,000 <b>PERMIT FEE:</b> \$ 70
Proposed Project Description:  interior renovations	<b>FIRE DEPT.</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied <b>INSPECTION:</b> Use Group: Type:  Signature: Signature:	<b>PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.)</b> Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied  Signature: Date:
Permit Taken By: 12/18/96	Date Applied For: L Chase	

Permit No: 961242

**PERMIT ISSUED**

Permit Issued:  
DEC 26 1996

CITY OF PORTLAND

Zone: ~~IR3~~ **23E-B-92**  
CBL: ~~83-50~~

Zoning Approval: *to remain in family - ok*

**Special Zone or Reviews:**

Shoreland  
 Wetland  
 Flood Zone  
 Subdivision  
 Site Plan maj  minor  mm

12/23/96

1. This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

**PERMIT ISSUED WITH REQUIREMENTS**

**CERTIFICATION**

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT: *Rupert A Edwards* ADDRESS: DATE: 12/18/96 PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

**Zoning Appeal**

Variance  
 Miscellaneous  
 Conditional Use  
 Interpretation  
 Approved  
 Denied

**Historic Preservation**

Not in District or Landmark  
 Does Not Require Review  
 Requires Review

Action: *Any return alterations sub-*

Approved  
 Approved with Conditions  
 Denied

Date: 12/19/96  
*jed to separate review*  
*J. Andrews*

CEO DISTRICT 6  
*m. leary*

**City of Portland, Maine – Building or Use Permit Application** 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 9 B Diamond Cove Great Diamond		Owner: Samuel B Davis	Phone:
Owner Address: 1501 Second Ave N - Birmingham		Leasee/Buyer's Name: Alabama	Phone:
Contractor Name: Rupert A Edwards Bldr		Address: 5 Dalton Circle Falmouth ME	Phone: 797-8159
Past Use: 1-fan dwlg	Proposed Use: 1-fan dwlg w intr renovations	<b>COST OF WORK:</b> \$ 10,000	<b>PERMIT FEE:</b> \$ 70
Proposed Project Description:  interior renovations		<b>FIRE DEPT.</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied	<b>INSPECTION:</b> Use Group: Type:
Permit Taken By: 12/18/96		Date Applied For: L Chase	

Permit No: **961242**

**PERMIT ISSUED**

Permit Issued:  
**DEC 26 1996**

**CITY OF PORTLAND**

Zone: CBL: *22C-B92*

Zoning Approval:  
*1-family*

**Special Zone or Reviews:**

Shoreland  
 Wetland  
 Flood Zone  
 Subdivision  
 Site Plan maj  minor  mm

**Zoning Appeal**

Variance  
 Miscellaneous  
 Conditional Use  
 Interpretation  
 Approved  
 Denied

**Historic Preservation**

Not in District or Landmark  
 Does Not Require Review  
 Requires Review

Action:  
 Approved  
 Approved with Conditions  
 Denied

Date: *12/18/96*

**SCANNED**

**PERMIT ISSUED WITH REQUIREMENTS**

**CERTIFICATION**

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT <i>[Signature]</i>	ADDRESS: <i>[Address]</i>	DATE: <i>12/18/96</i>	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

CEO DISTRICT 6

COMMENTS

6-19-97 Shub wall completed

Inspection Record

Type

Foundation: \_\_\_\_\_  
Framing: \_\_\_\_\_  
Plumbing: \_\_\_\_\_  
Final: \_\_\_\_\_  
Other: \_\_\_\_\_

Date

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

BUILDING PERMIT REPORT

DATE: Dec. 26, 1996 ADDRESS: 9 B Diamond Cove Great. D.A. IS.

REASON FOR PERMIT: Interior renovations (only)

BUILDING OWNER: Samuel B DAVIS

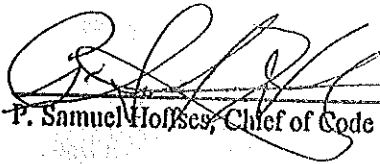
CONTRACTOR: Rupert A Edwards Bldr.

PERMIT APPLICANT: \_\_\_\_\_ APPROVAL: \*5 \*6 \*7 \*8 \*9 \*13  
DENIED: \*1 \*2 \*3 \*4

CONDITION OF APPROVAL OR DENIAL

1. Before concrete for foundation is placed, approvals from the Development Review coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
2. Precaution must be taken to protect concrete from freezing.
3. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
4. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached sis-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
- \* 5. Guardrail & Handrails A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42" , except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect.
- \* 6. Headroom in habitable space is a minimum of 7'6".
- \* 7. Stair construction in Use Group R-3 & r-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use group minimum 11" tread. 7" maximum rise.
- \* 8. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
- \* 9. Every sleeping room below the fourth story in buildings of use Groups A and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft.
10. Each apartment shall have access to two (20 separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
11. All vertical openings shall be enclosed with construction having a fire rating of at lest one (1)hour, including fire doors with self closer's.
12. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
- \* 13. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's building code Chapter 9, Section 19, 919.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
  - In the immediate vicinity of bedrooms
  - In all bedrooms
  - In each story within a dwelling unit, including basements
 In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required)
14. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type.

15. The Fire Alarm System shall be maintained to NFPA #72 Standard.
16. The Sprinkler System shall maintained to NFPA #13 Standard.
17. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. Of the City's building code. (The BOCA National Building Code/1996)
- \*18. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final Certificate of Occupancy is issued or demolition permit is granted.
19. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
20. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
21. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.
22. Any exterior construction work will require a historic review,
23. Ventilation of crawl spaces shall be done in accordance with Chapter 12 section 1210.2 of the city's building code.  
The BOCA National Building Code / 1996
24. \_\_\_\_\_

  
 P. Samuel Hoffes, Chief of Code Enforcement

cc: Lt. McDougall, PFD

**Addendum No. 1**

**Davis / Schultz Residence**

Pete Davis

9B Diamond Cove, Great Diamond Island, Maine

Carol A. Wilson Architect 207-773-3399 tel. 207-773-3383 fax.

October 23, 1996

Owner will strip and prime all interior trim as well as built-in cabinets in the Dining Room and in the Pantry.

Provide extension jambs at all windows, and extend sills as required. ✓

Replace picture molding in all rooms *except* Entry 101 and Hallways 104 and 201, Bathrooms and closets.

N.I.C. Interior Doors. Owner will strip and prime existing doors. New doors will be purchased as required. Contractor is responsible for installation.

Enlarge masonry opening to crawlspace under new bathroom. Add a wall as shown under crawlspace to isolate new bathroom crawlspace from porch crawlspace. Insulate as shown on SK1.

New electrical panel is furnished and installed.

All bathrooms to have wood floors. The only ceramic tile work is in the Master Bedroom shower and the Basement Bath shower.

Replace kitchen floor with new wood floor. 1-3 of the floor joists need to be replaced as well as some of the subfloor.

In the Second Floor back Bedroom 209, replace wood flooring and use what is good of the existing floor for patch and repair of other floors.

Replace basement wall to right of basement stair (note rot at bottom of wall).

Replace three drawers in the Laundry Room shelving unit. Price as a separate item.

Finish of stair millwork: Paint risers and balusters, Stain knevel post, railing and stair treads.

Price insulation of attic floor 8" fiberglass batts.

Basement masonry repair: repoint brick on wall opposite basement stair and in Room B02 under hearth and on adjacent interior wall.

Masonry repair of fireplaces should include reuse of metal inserts. L.B.I.

Basement Ceiling Height approximately 8'-0 1/2".

First Floor Ceiling Height approximately 9'-1"

Second Floor Ceiling Height approximately 9'-1"

Provide Alternate provide a price for replacing all the balusters with new Brosco balusters, painted.

Dining Room built-in sideboard to be repaired and refinished (price this as a separate item).  
Butler's Pantry built-ins to be repaired and refinished with additional counter and sink as called for on plans (price this as a separate item.)

Basement stair, repair and support with one or two posts. Clean and paint.

Kitchen Cabinets: Not part of Contract.

Mantels in Dining Room and Living Room and Trim provided by Owner and installed by Contractor. Repair of the firebox, flue and hearth (with hearth tiles supplied by Owner) are the Contractor's responsibility - see Masonry below.

Note: Contractor may wish to submit a price for replacing all trim with new trim to match if he/she feels that this would be more economical than reusing existing mouldings.

### **Masonry.**

Fireplace masonry: re-build fronts and fire boxes (Fire Brick ASTM C-2760, medium duty type with Type S mortar). Repair or new flue lining is not in Contract but it shall be the responsibility of the Contractor to determine the condition of the flues.

Repair hearth with tiles supplied by Owner. All hearth material may need to be replaced.

New fireplace in kitchen: priced as an Alternate.

Other masonry: repair interior layer of brick of exterior wall in areas noted on the Plans.

### **Door Schedule.**

Interior doors only.

Re-use all doors possible. Many of the Doors need major repair.

New doors to be five panel doors to match existing as nearly as possible (see doors by Sun-Dor-Co. or Eggers Industries).

Owner to provide inventory of doors and condition and hardware, to be reviewed by Contractor.

Door hardware as required shall be covered by an allowance.

### **Plumbing.**

Basement: rough plumbing, soil waste and vent pipe to be cast iron.

Provide water supply and drain connections for washing machine.

Toilets: P1- American Standard Cadet 1.6 GPF, elongated, white #2292.100.

Pedestal sink: P2 - and faucets by Owner.

Kitchen sink: P3 - Elkay stainless steel single compartment # LCGR - 2522. Provide allowance for faucet.

Butler's pantry sink: P4 -Kohler Flamenco round lavatory 18 3/8" dia. satin stainless steel #2612 with Chicago Faucet chrome bar faucet gooseneck with blade handles # 50-E3-317.

Tub: P5 - American Standard Princeton recess bath, right hand outlet #2391.202 white. Provide allowance for faucet.

Corner sink: P6 - Porcher Carene Pedestal lavatory #1628.1940 white. Provide allowance for faucet.

Shower: P7 - Ceramic tile walls white 4 1/4" X 4 1/4" glazed and 2 X 2 ceramic mosaic tile on shower floor.

Rough in plumbing for future bath at Attic (see plan).

**Addendum No. 2**

**Davis / Schultz Residence**

Pete Davis

9B Diamond Cove, Great Diamond Island, Maine

Carol A. Wilson Architect 207-773-3399 tel. 207-773-3383 fax.

October 30, 1996

*any 7.???*

See Door and Finish Schedules issued October 30, 1996.

See Electrical Plans E1 and E2, dated October 30, 1996.

**Demolition:**

Remove disused soil stacks at Pantry through basement.

Cut trench in basement floor at Room B02 for water pipe to Utility Room B03. Patch and repair concrete floor including existing excavation for water piping.

Enlarge opening to crawl space under new W.C. 108, approximately 3'-6" w X 3'-6"h.

**Changes to finishes:**

No finish or insulation on Basement walls (drywall ceiling throughout).

No insulation on brick party wall at Attic.

**Structural repairs:**

At entry door to Living Room 102, two or more of the ceiling joists need to be repaired or replaced at one end only. Some of the subfloor above may need to be replaced. There are no signs of damage in the flooring at the second floor above.

Wall between Second Floor Bath 208 and Bedroom 209 needs to be replaced.

At the Second Floor Bedroom 205, the wall to the west of the entry door 13 needs to be replaced.

Build a 2X6 pressure treated wall under W.C. 108, to enclose crawl space from porch crawl space. Insulate wall with R-19 Fiberglass batts and taped 6 mil. poly vapor barrier.

In attic roof to west, provide the rough openings *only* for three skylights, 30 5/8" wide by 55" ht.

**Other miscellaneous changes and notes:**

Basement bathtub to be raised off concrete floor w/ step to allow for plumbing underneath.

Basement toilet to be a back-flush toilet Kohler K3535C and not a P1 fixture.

Pantry 106 cabinet work requires but is not limited to, 2-raised panel doors and 8 drawer fronts.

In the Second Floor Linen Closet 207, the shelving unit needs 3 drawers.

New Kitchen Fireplace firebox shall be approximately 24"w X 16"d X 24"h with a 20" deep hearth. Existing masonry is approximately 18" deep.

Price interior doors, hardware and installation as an allowance, not including the cost of any new doors, but including all new hardware.



Specifications and Project Manual (4 pages)

**Davis / Schultz Residence**

Pete Davis

9B Diamond Cove, Great Diamond Island, Maine

Carol A. Wilson Architect 207-773-3399 tel. / 773-3383 fax

October 16, 1996

**Description of the Work:**

The Work of this Contract is to completely re-furbish the interior of Unit 9B at Diamond Cove, including but not limited to electrical, plumbing, heating, insulation and all interior finish and millwork. Most of the interior trim has been salvaged. Most of the interior doors remain but some require major work. The existing wood floors are re-usable with some repair, some areas of major patchwork, sanding and re-finishing.

All Exterior Work including but not limited to brickwork, roofs, porches, windows, doors, trim and millwork is by others. Exterior Work will be completed prior to contract.

Interior demolition will be by Owner. All interior trim has been removed and bundled on site. All tin ceilings, plaster and lathe have been removed. Strapping on the masonry walls and ceilings has been left in place, to be reused where possible. Built in cabinets to be restored have been removed and stored on site. The Contractor is responsible for all interior work described on the accompanying drawings A1 and A2 and in the following Specifications and Sketch labeled SK1.

**Items not included in the Contract:**

1. Exterior Work on the building.
2. Demolition.
3. Kitchen cabinets or installation, including kitchen appliances.
4. Appliances supplied by Owner, installed by Contractor (excluding kitchen above).
5. Dining Room and Living Room mantels and fireplace trim.
6. Flue lining (if necessary).  
Contractor's heating sub-contractor shall determine the condition of the flues.
7. Replacement tile for hearths supplied by Owner, installed by Contractor.
8. Lighting fixtures to be supplied by Owner and installed by Contractor.
9. Newel post at entry stair to be provided by Owner and installed by Contractor.
10. Pedestal sinks and faucets to be supplied by Owner and installed by Contractor.

**Items to be priced as Alternates:**

Contractor shall list amounts for the following items.

1. 1 1/2" rigid insulation with 6 mil. poly. vapor barrier on all masonry walls in place of Corbond spray insulation.
2. Basement strapping and insulation on all exterior and party walls.
3. 1/2" GWB\* ceilings throughout first floor in place of tin ceilings.
4. 1/2" GWB\* ceilings throughout basement.
5. Paint finish on wood floors in place of polyurethane finish.
6. All new stock Brosco balusters in place of matching existing balusters.
7. New fireplace in kitchen.

**Addendum No. 2**

**Davis / Schultz Residence**

Pete Davis

9B Diamond Cove, Great Diamond Island, Maine

Carol A. Wilson Architect 207-773-3399 tel. 207-773-3383 fax.

October 30, 1996

→ any 7, 7, 7, 7

See Door and Finish Schedules issued October 30, 1996.

See Electrical Plans E1 and E2, dated October 30, 1996.

**Demolition:**

Remove disused soil stacks at Pantry through basement.

Cut trench in basement floor at Room B02 for water pipe to Utility Room B03. Patch and repair concrete floor including existing excavation for water piping.

Enlarge opening to crawl space under new W.C. 108, approximately 3'-6" w X 3'-6"h.

**Changes to finishes:**

No finish or insulation on Basement walls (drywall ceiling throughout).

No insulation on brick party wall at Attic.

**Structural repairs:**

At entry door to Living Room 102, two or more of the ceiling joists need to be repaired or replaced at one end only. Some of the subfloor above may need to be replaced. There are no signs of damage in the flooring at the second floor above.

Wall between Second Floor Bath 208 and Bedroom 209 needs to be replaced.

At the Second Floor Bedroom 205, the wall to the west of the entry door 13 needs to be replaced.

Build a 2X6 pressure treated wall under W.C. 108, to enclose crawl space from porch crawl space. Insulate wall with R-19 Fiberglass batts and taped 6 mil. poly vapor barrier.

In attic roof to west, provide the rough openings *only* for three skylights, 30 5/8" wide by 55" ht.

**Other miscellaneous changes and notes:**

Basement bathtub to be raised off concrete floor w/ step to allow for plumbing underneath.

Basement toilet to be a back-flush toilet Kohler K3535C and not a P1 fixture.

Pantry 106 cabinet work requires but is not limited to, 2-raised panel doors and 8 drawer fronts.

In the Second Floor Linen Closet 207, the shelving unit needs 3 drawers.

New Kitchen Fireplace firebox shall be approximately 24"w X 16"d X 24"h with a 20" deep hearth. Existing masonry is approximately 18" deep.

Price interior doors, hardware and installation as an allowance, not including the cost of any new doors, but including all new hardware.

Provide Alternate provide a price for replacing all the balusters with new Brosco balusters, painted.

Dining Room built-in sideboard to be repaired and refinished (price this as a separate item).  
Butler's Pantry built-ins to be repaired and refinished with additional counter and sink as called for on plans (price this as a separate item.)

Basement stair, repair and support with one or two posts. Clean and paint.

Kitchen Cabinets: Not part of Contract.

Mantels in Dining Room and Living Room and Trim provided by Owner and installed by Contractor. Repair of the firebox, flue and hearth (with hearth tiles supplied by Owner) are the Contractor's responsibility - see Masonry below.

Note: Contractor may wish to submit a price for replacing all trim with new trim to match if he/she feels that this would be more economical than reusing existing mouldings.

### **Masonry.**

Fireplace masonry: re-build fronts and fire boxes (Fire Brick ASTM C-2760, medium duty type with Type S mortar). Repair or new flue lining is not in Contract but it shall be the responsibility of the Contractor to determine the condition of the flues.

Repair hearth with tiles supplied by Owner. All hearth material may need to be replaced.

New fireplace in kitchen: priced as an Alternate.

Other masonry: repair interior layer of brick of exterior wall in areas noted on the Plans.

### **Door Schedule.**

Interior doors only.

Re-use all doors possible. Many of the Doors need major repair.

New doors to be five panel doors to match existing as nearly as possible (see doors by Sun-Dor-Co. or Eggers Industries).

Owner to provide inventory of doors and condition and hardware, to be reviewed by Contractor.

Door hardware as required shall be covered by an allowance.

### **Plumbing.**

Basement: rough plumbing, soil waste and vent pipe to be cast iron.

Provide water supply and drain connections for washing machine.

Toilets: P1- American Standard Cadet 1.6 GPF, elongated, white #2292.100.

Pedestal sink: P2 - and faucets by Owner.

Kitchen sink: P3 - Elkay stainless steel single compartment # LCGR - 2522. Provide allowance for faucet.

Butler's pantry sink: P4 -Kohler Flamenco round lavatory 18 3/8" dia. satin stainless steel #2612 with Chicago Faucet chrome bar faucet gooseneck with blade handles # 50-E3-317.

Tub: P5 - American Standard Princeton recess bath, right hand outlet #2391.202 white. Provide allowance for faucet.

Corner sink: P6 - Porcher Carene Pedestal lavatory #1628.1940 white. Provide allowance for faucet.

Shower: P7 - Ceramic tile walls white 4 1/4" X 4 1/4" glazed and 2 X 2 ceramic mosaic tile on shower floor.

Rough in plumbing for future bath at Attic (see plan).

8. Finish Basement Bathroom. Install fixtures, furring on masonry wall behind fixtures, macerating pump, P1 toilet, P2 sink, P5 tub with left hand outlet, 4 1/4" sq. glazed ceramic tile around tub and on floor, with moisture resistant GWB on walls and ceiling.

\* All GWB to be taped and finished.

## **Specifications**

### **Insulation and walls.**

Corbond sprayed-on insulation throughout. (Provide Alternate price for 1-1/2" rigid insulation with 6 mil. poly. vapor barrier).

Rigid insulation at half-bath crawl space (Detail 1 - SK1).

Basement: 2 X 4 strapping with 1 1/2" rigid insulation and 6 mil. poly. vapor barrier on all exterior and party walls. Price this as an Alternate.

All new partitions are shown and dimensioned on Plans.

Furring: see notes on Plans.

### **Finish Schedule.**

Walls: 1/2" GWB, painted throughout, except at baths, use 1/2" Moisture Resistant GWB above and wood wainscoting below to match existing where missing, painted and except at kitchen, replace or add to match, wainscoting on walls other than cabinet walls.

Second floor master bath shower walls are ceramic tile on cement board.

Ceilings at the first floor are tin by AA Abbingdon Affiliates, Inc., style to be selected by Owner and Architect.

Provide Alternate price for 1/2" GWB taped and finished at ceilings throughout first floor.

Ceilings at the second floor are GWB painted.

Provide Alternate price for 1/2" GWB ceilings throughout Basement, taped and finished.

Provide Alternate price for 1/2" GWB walls in Basement in areas as noted on plans. Use drywall return at Basement windows.

Interior brick walls in Basement to remain as they are.

Wood floors are to be patched and repaired, sanded and finished with polyurethane, or paint as an Alternate price. Floor discoloration needs to be evaluated after sanding, before finishing.

New first floor bath to receive wood floor to match existing, finished with polyurethane or painted.

Attic existing sub-floor to be patched and repaired. No finished flooring to be priced.

Basement floor to remain existing concrete. No finished flooring to be priced.

Trim to be painted throughout (see Trim under Millwork below.)

Walls painted throughout, primer plus two coats walls and trim. Owner to select colors.

### **Millwork.**

Repair existing and replace all missing trim to match existing (baseboards, window and door trim, etc.). Most of the trim throughout the house is existing, removed and stored on site. The trim will need to be stripped and painted.

Repair and replace missing stair balusters and railing to match existing.

Missing Newel post provided by Owner, installed by Contractor.

Price as an Alternate, Basement bath complete with fixtures. Basement bath is below the level of the waste pipe and therefore requires a grinder pump.  
Bath Accessories to be furnished by Owner and installed by Contractor.

**Mechanical.**

Design/build by Heating Contractor.  
Hot water baseboard.  
Oil fired furnace with hot water off boiler and five zones ( 1-Basement, 1-First Floor, 2-Second Floor, and 1-Attic, rough-in only) unless otherwise determined.  
Contractor to determine the condition of the flues and inform Owner and Architect.

**Electrical.**

Service provided to inside of building.  
Panel Box required  
Wiring as per Electrical Plans: 2 floors, basement and attic.  
Lighting fixtures by Owner, installed by Contractor.  
All switch plate and outlet covers to be white.

**Additional Information**

Corbond - Waterville Insulation Company - spray in insulation  
P.O. Box 648 Waterville, Maine 04903-0648  
Brian LaPlante tel. 207.872-2796  
fax. 207.872.5123

Lionel Plante Associates - barge  
Island Avenue  
Peaks Island, Maine 04108  
tel. 207.766.2508

Sun-Dor-Co - five panel doors  
P.O. Box 13  
Wichita, Kansas 67201  
800-835-0190

Eggers Industries - five panel doors  
P.O. Box 88  
Two Rivers Wisconsin 54241-0088  
414-793-1351

AA Abbingdon Affiliates Inc.  
2149-51 Utica Avenue  
Brooklyn, New York 11234  
tel. 718-258-8333  
fax 718-338-2739

Casco Bay Lines 774-7871

All Porpoise Taxi 780-1803 \$40/trip, up to 6 (six) passengers. Contact Captain Dan.

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175-