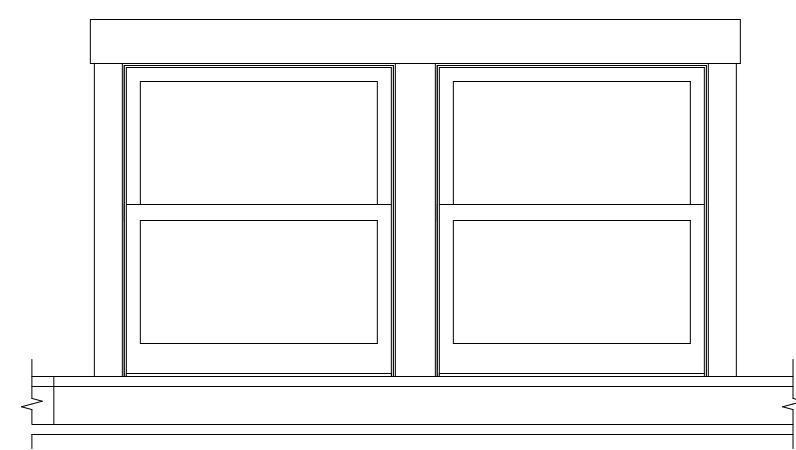
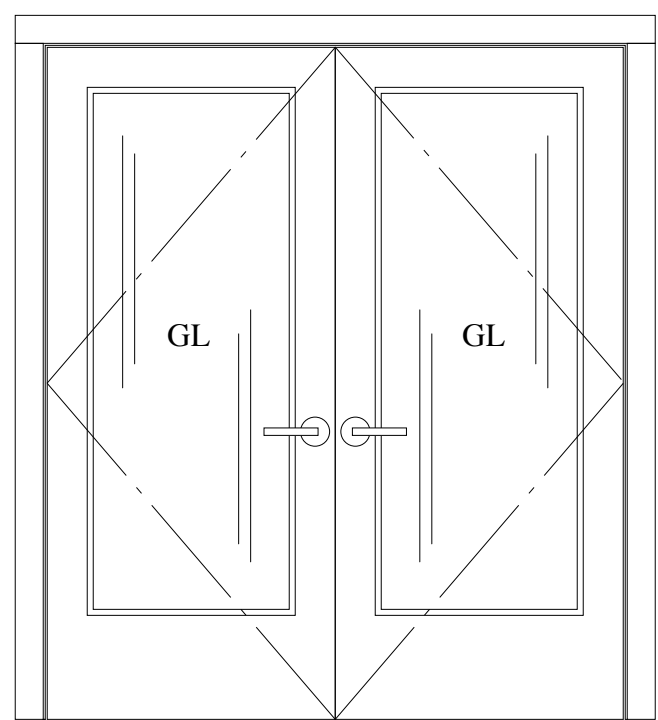


WINDOWS

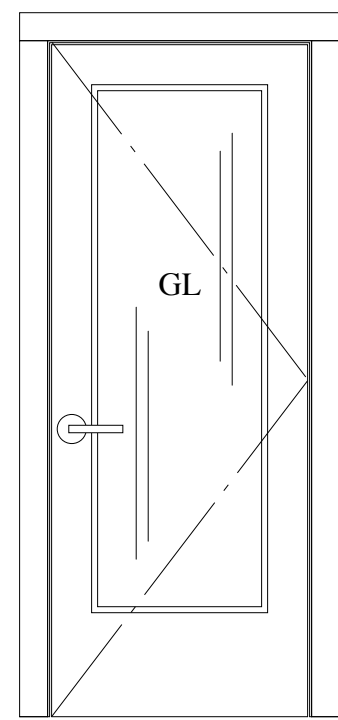


ANDERSEN 400 SERIES: (2) WHD 21032
 R.O.= 3'-0 1/8" W x 3'-4 7/8" H
 TRIM DETAIL: BACKSPASH SHELF CREATES FINISH SILL

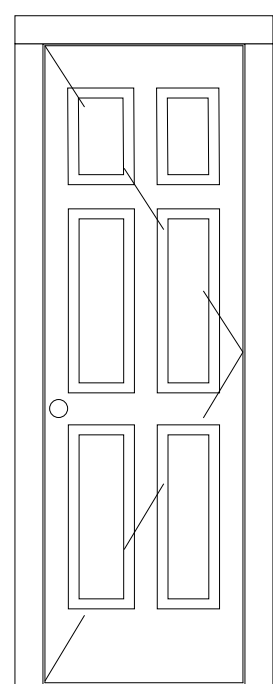
DOORS



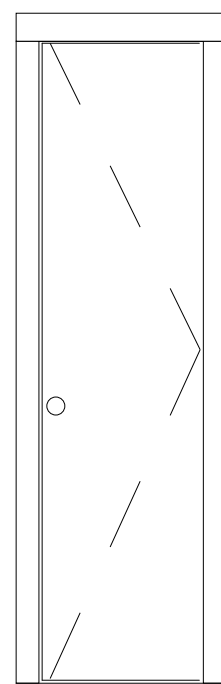
101 6'-0" x 7'-0"



102 2'-8" x 7'-0"



103 2'-1" x 6'-8"



104 1'-6" x 7'-0"

8. PLUMBING AND HEATING

The house has an existing natural gas fired, high efficiency condensing boiler installed. There is an existing zone dedicated to the First Floor which will be used in this contract to provide forced air heat to the entire First Floor.

This will be achieved by providing and installing a 2 ton hydro-air unit with ducts to 11 supply locations. This ducted system includes 9 floor grilles and 2 cabinet toe space grilles on the First Floor 44(as seen on Dwg.A1.1).

These locations include:

- 1 @ Mudroom floor grille
- 1 @ Kitchen Sink base cabinet toe space grille
- 1 @ Kitchen Island base toe space grille
- 2 @ Family Room 104 floor grilles below windows
- 1 @ Dining Room 105 floor grille below window
- 2 @ Living Room floor grilles below windows
- 1 @ Front Foyer floor grille
- 1 @ Front Hall floor grille
- 1 @ New Bathroom 107 floor grille

Plumbing work under this contract includes:

- Install new toilet in Bathroom
- Install new sink and faucet in Bathroom
- New Kitchen sink and faucet w/ hp garbage disposal
- New Dishwasher installed
- Relocating 3" soil pipe in stair
- Cold Water supply to Refrigerator
- Gas supply line to be installed to new range/oven (see Dwg. A5.1)

8. ELECTRICAL

Electrical work under this contract includes:

- Removal of existing circuits identified in demolition
- Provide new outlets, switches and junction boxes as identified on E1.1
- Install lighting fixtures (including under cabinet lighting) as per lighting schedule and Ceiling Plan A9.1
- Connect new 2 ton hydro-air equipment
- Connect new fan hood, dishwasher, garbage disposal, range, refrigerator

9. FINISHES

- New flooring in Kitchen 103 and Bathroom 107
- New painted GWB in Kitchen 103 and Family Room 104
- Tile backsplash behind range (from cooktop to ceiling)

fddd

SPECIFICATIONS

PROJECT DESCRIPTION

This project is a partial interior renovation and kitchen remodel inside a 2 story Farm-Style house in the Deering neighborhood of Portland. It was built circa 1900, and has had several previous remodels and updates. The majority of work to be done is in the rear half of the First Floor. There are related structural posts installed and aligned in the Basement. The 'Area of Work' covers approximately 60% (785 sf) of the First Floor.

THE SCOPE OF WORK INVOLVES:

1. LEAD PAINT MITIGATION
 Prior to project demolition work; the Area of Work needs to be mitigated by a EPA Lead-Safe Certified contractor.

2. SELECTED DEMOLITION
 Remove the Porch's Mudroom entry wall and it's door from the Porch.
 Remove the 3 windows and entry door of Kitchen.
 Remove and save existing Kitchen cabinetry in Owner's garage for future use elsewhere.

Remove the existing First Floor Bathroom walls and plumbing.

Strip plasterboard from the ceiling and walls in the existing Kitchen and Family Room area.

Remove 3 load bearing walls on the First Floor to create a large open Great Room space. The removal of these walls will require the installation of temporary support walls placed on either side, and installation of engineered beams and posts to carry Second Floor and Roof loads to basement. These loads will be carried in the basement by new structural posts and new 2'x2'x2' reinforced concrete footings.

Strip the walls surrounding the brick chimney and fireplace. Carefully maintain and leave the fireplace surround and mantel. The exposed brick will be left in a wirebrushed condition. (Owner and Contractor to discuss exposed brick options when chimney masonry is exposed.)

- Remove framed opening between Front Hall and Hallway 106.
- Remove upward flight of stairs in Hall 106.

Remove existing baseboard radiators indicated on Dwg. D1.1

3. STRUCTURAL WORK (see Dwg.s A1.1 and A4.1)
 Install 3 load carrying beams to create open floor plan between Kitchen 103, Family Room 104 and Dining Room 105.

These columns will bear on existing First Floor wood beams which are bearing on existing concrete or masonry foundations. In locations noted, concrete filled lolly columns will carry loads to new footing pads cut into the existing Basement floor.

The demolition phase will help clarify some of the details of the new posting and the mechanical relocations.

4. MUDROOM
 Enlarge the Mudroom on the Back Porch by relocating it's south wall and Door 101 to the south on the Back Porch 101. This wall will be located on the centerline of roof ridge (approx. 4-6" from existing location). The window in the existing Bathroom will be removed and this window's header should be re-used to install a new Entry Door 102 into the Kitchen. The existing door from the Mudroom into the house is to be removed and that space infilled with insulated stud wall.

The floor of the Mudroom is to be insulated from below (from inside the crawlspace) with spray 2 part polyurethane insulation (Demelec or equal) to achieve R-?. The slat work below the mudroom (enclosing the crawlspace), will have Advantech plywood installed from inside the crawlspace to reduce cold air flow under the Mudroom area only. Patch & repair work to be done on the Mudroom floor, walls, and ceiling to receive new paint.

5. GREAT ROOM - (KITCHEN/FAMILY/DINING)
 A 'Great Room' is created by removing the existing First Floor Bathroom and First Floor bearing walls(3), which currently divide the house plan into a Kitchen, a Family Room and a Dining Room. These walls will be removed and replaced with beams at the ceiling and w/ PSL posts on the First Floor and Basement. A large exposed brick chimney and fireplace will be in the center of this space. Finishing options for the brick chimney will be discussed by Owner and Contractor following the demolition work. It is the Owner's hope and intention to leave the rough brick exposed.

Drawing A1.1 shows the location of Columns 1-6 where load bearing walls will be removed. Temporary walls will have to be used to support the Second Floor while beams and posts are installed.

New kitchen cabinets will be installed as shown. Open shelving will infill between cabinets as shown in Dwg. A5.1. These shelves will be made of cherry butcher block (available at Lumber Liquidators) and are installed with hidden cantilever supports.

New appliances include 1) a 30" Viking range w/ oven 2) a 30" ventilation hood, and 3) a new double sink. The owner's existing 36" refrigerator is to be reused.

6. NEW HALF BATHROOM
 The narrow set of stairs, in HALL 106, which go up from the First Floor to the Second Floor, will be removed in the demolition phase. New subfloor framing will be infilled in this open space. On the Second Floor, a closet will be built to close off the bathroom space below (See Dwg. A2.2).

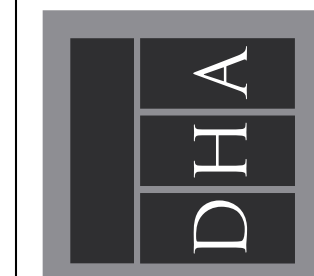
7. STAIRS TO BASEMENT

The existing stairs to the Basement will be reused. The lower stringer with 3 treads will be moved to opposite end of landing. This means a person will turn to the right instead of left when going down. New headroom is created by cutting into existing stair wall and installing a header as seen in Dwg. A2.2. A plywood box enclosure will be installed to separate this headroom from the new Kitchen cabinets.

An existing 3" waste pipe, in this stair space, will be relocated inside of furred out wall. It will pass between the refrigerator recess and the headroom niche and connect to the cast iron waste pipe in the Basement. This is the north side of the chimney. This 1/2 Bathroom will need a new toilet and a sink/faucet.

FOR PRICING - 10 FEBRUARY 2012

ARCHITECTURE & INTERIORS
 45 CASCO STREET
 PORTLAND, MAINE 04101
 207.699.2688 TEL
 207.699.2611 FAX
 davidhembrearchitect.com



ISSUED FOR:	DATE
PRICING	2/10/12
PROGRESS PRINT	1/20/12
REVIEW	10/20/11
IN OFFICE REVIEW	7/7/26/11

CORBETT-PATTERNITI
 RESIDENCE
 104 FESSENDEN ROAD
 PORTLAND, MAINE
 DHA PROJ # 20706

PROJECT DESCRIPTION
 SPECIFICATIONS
 DOORS & WINDOWS

0.2

DRAWING NO.