

**SPECIFICATION SHEET FOR THE JONAS ALLEN RESIDENCE – PORTLAND, ME.**  
**PORTLAND HOME BUILDERS ~ GENERAL CONTRACTING ~ DESIGN SERVICES**  
AS OF 8/27/2013

THE FOLLOWING ARE THE SPECIFICATIONS TO THE PRECEDING CONTRACT.  
PROJECT TO BE BUILT ACCORDING TO THE PLANS DRAWN BY BRAD POST AND THESE SPECIFICATIONS.

CONTRACT NO. 238  
APPROXIMATE STARTING DATE: 9/30/13

**GENERAL NOTES**

- ❖ The Laws and codes of the location of the building will govern the construction of this project.
- ❖ The Subcontractors will obtain all required permits, licenses, and inspections necessary for their respective trades.
- ❖ The building permit for this project will be obtained and paid for by the Builder.
- ❖ The General Contractor will be responsible for all construction scheduling, and shall be responsible to see that the work is done in a timely manner. A time line schedule will be submitted to the Owner within 10 days of start of work and will be updated regularly to reflect progress and projected completions dates.

**SUMMARY OF WORK**

- ❖ This project includes the demolition and reconstruction of an existing breezeway and the jacking of the existing garage to pour a new foundation and slab under the garage and breezeway, as further described in these specification and the attached drawings. All new work is to be an approximate replacement of the existing breezeway, stairs and driveway, of similar proportions and style.

**CASH ALLOWANCES**

- ❖ The net amounts stated below shall be included as a part of the Contractor's base price. The amount stated shall be considered as a net amount including costs for purchases of specified materials and any applicable sales tax. The contractor shall purchase or award subcontracts on items covered by cash allowances for such sums as listed below:  
After items covered by cash allowances have been purchased or awarded or negotiated with the Contractor, the Contract sum shall be adjusted to reflect actual net cost paid by the Contractor for such items: if actual cost of items is less than the cash allowance, The Contract sum shall be reduced by the difference between actual cost and Contract: if actual cost is more than allowance, The Contract Sum shall be likewise increased. The Contractor shall include in his base bid all costs for the installation of materials which are purchased under the cash allowance.  
If a line item is removed from the contracted work, the Owner will be credited the line item, however, the contractors fee will not be reduced.

1. Light fixture allowance. \$ 100.00.
2. Tile floor allowance with cement backer installed. \$ 550.00

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### **INTENT OF DRAWINGS**

- ❖ The drawings and specifications are intended as guidelines. Any omissions in the description of workmanship does not relieve the Contractor or the Owner in his respective responsibilities from delivering a completed project, as generally described in these specifications and in a workmanlike manner, in accordance with generally accepted practice.

### **PRODUCT SUBSTITUTION**

- ❖ When one or more brand names are designated in the specifications, they are intended to indicate the function required; it is to be assumed that the words “or equal” are implied. For a product to be determined as an equal, it must be equal in appearance, design, performance, operation, and maintenance. A requested substitution determined to not be an equal of a specified product must have the differential determined and approved before installation.

### **DRAWING AND SPECIFICATION CONFLICTS**

- ❖ If a conflict occurs between the detail drawings and the specifications, the latter will take precedence.

### **PROJECT CLOSEOUT**

- ❖ Complete a walk thru with the Owner and a final punch list of repairs or work remaining.
- ❖ Submit final change order and final progress payment request to Owner.
- ❖ Obtain final inspection from the City of Portland code enforcement office and request Occupancy Permit to be mailed to Owner when completed.
- ❖ Complete the final clean up of the premises, vacuum floor, rake yard and removal of all debris.
- ❖ Complete change over of locks and transmit new keys to the Owner.

### **SITE WORK**

- ❖ Prior to starting the project, the Owner will remove all bricks from the rear and front of the house and place them out of the way of the immediate work area.
- ❖ Owner will contract with the gas supplier to temporarily relocate the gas tank to the rear of the house.
- ❖ The contractor will demo and remove the breezeway and asphalt from the driveway, as well as the existing brick front stairs. A temporary set of wooden stairs will be installed at the front door for entry to the home.
- ❖ Spreading of loam and seeding with grass in the areas damaged by construction is not included in this contract. The Owner will supply loam and seed after all work is completed.
- ❖ Contractor will contract with a landscape company to lay concrete paving bricks where the existing asphalt driveway is and as a walkway to the front breezeway door. A low cost style of concrete brick to be chosen by the Owner from samples supplied by the Contractor, with the allowance in mind. Contractor to install concealed plastic edge restraints as standard to the industry. Bricks and base will be vibrated to assure a stable and high quality installation. Stone dust will be installed over and in the bricks after completion.
- ❖ No additional landscaping or plantings will be preformed by the Contractor except as noted above.

## **CONCRETE**

- ❖ Forming for a 4' frost wall foundation under the new breezeway and under the existing garage. Pouring of concrete for footings, foundation walls, sonnet tubes, 4" fiberglass reinforced garage slab and a gravel floor in the breezeway with plastic sheeting over the top. Sonnet tubes will be 10" in diameter and will support the front door exterior stairs and deck.

## **FRAMING AND GENERAL EXTERIOR**

- ❖ Framing: All framing lumber including: girders, joists, trusses, studs, plates, shoes, headers, rafters, collar ties, and ceiling joists will consist of construction-grade K.D. spruce or equivalent. (Note: Laminated plywood framing members may be used in specific situations if the spans needed render conventional spruce lumber impractical.) Interior and exterior framing will be as shown on the contract drawings.
- ❖ Sills will be 2x6 and 2x4 pressure treated lumber with foam sill sealer under all sills in contact with concrete.
- ❖ Sub flooring: All sub flooring will be Advantec Brand ¾", o.s.b., glued and nailed.
- ❖ Sheathing: Exterior walls will be sheathed in 7/16" cdx fir plywood.
- ❖ Air infiltration barrier: Exterior breezeway walls will have Tyvar House wrap over sheathing.
- ❖ Cedar Siding Repairs: The exposure will match the existing shingle siding on the house.
- ❖ A dumpster will be on site for a portion of the work.

## **ROOFING**

- ❖ Rafters: Roof rafters in the breezeway will be 2x8 and 16"- o.c.
- ❖ Roof Sheathing: will be ½" fir cdx plywood.
- ❖ Flashing: Aluminum step flashing, white drip edge, and white drip cap will be used where applicable. The valley flashing will go up 18" on either side of the roof and on the roof to wall connection.
- ❖ Roof Shingles: are to match the existing roof shingles as closely as is possible.
- ❖ Gutters: Will be salvaged from the existing system and re-used and replaced as needed.
- ❖ Ice and Water Shield: The lower 4' of the eaves and 5' in the valleys of the roof will have Grace Ice and Water Shield applied to them. All roof and wall intersections will have 18" on the horizontal and 18" on the vertical. This is a rubberized adhesive membrane that is standard in the industry for such applications.

## **EXTERIOR DOORS**

- ❖ All new doors will be Therma-tru Smooth Star, insulated fiberglass style. The Front door will be similar to the existing style with similar sidelights on either side. The (2) breezeway entry doors will be full glass with grills between the glass. The door to the garage will be a simple flat door with no panels.
- ❖ Exterior door trim similar to the existing trim will be installed around the front door, reusing the existing trim where possible. Other trim on the interior and exterior will be flat in nature.

- ❖ Exterior entry locksets to be Schlage residential series and in an oiled bronze finish for all doors. A dead bolt will be installed on the front door, but not on the other new doors in the breezeway.
- ❖ An access to the new breezeway basement area will be made behind the garage stair.
- ❖ Screen doors are not included in this contract.

### **EXTERIOR TRIM**

- ❖ Exterior Rake and Eave Trim: will consist of 1x, # 2 primed pine in patterns and configurations to match the existing trim.

### **FRONT ENTRY STAIRS, FRONT AND BACK BREEZEWAY STAIRS**

- ❖ Framing to be constructed of pressure-treated lumber. Decking boards will be “Weatherbest” or similar decking, a Trex like product, color to be selected, with stainless steel screws. Posts, railings, and balusters will be made from pressure treated posts and cedar railings with fir balusters. Skirt boards and risers will be made from PVC boards. Only one side of the breezeway stairs will have a railing the other side will be open. The front door deck and stairs will be of similar specifications, but will have a double railing and will have PVC posts and railings in a more formal configuration.
- ❖ A removable set of simple stairs will be constructed from the breezeway down to the garage out of spruce lumber with an access panel behind them to the breezeway crawl space.
- ❖ The breezeway ceiling and walls will be covered with 1x6 v- match pine boards in a knotty pine grade #3.

### **WINDOWS**

- ❖ All (4) breezeway windows will be a vinyl casement style with grills between the glass from Paradigm windows. All windows will be low E, insulated with a full screen and white hardware. No basement windows will be included in this contract.

### **INSULATION**

- ❖ Exterior breezeway walls and roof: all exterior walls, deck and roof are to be insulated.
- ❖ The interior basement walls will not be insulated.

### **INTERIOR TRIM**

- ❖ Windows and doors to be cased out in 1x4, #2 pine trim. Baseboards to be 1x6, #2 pine.

### **PAINTING**

- ❖ All interior and exterior painting subcontracting will be the Owner’s responsibility.

### **JOB SITE CLEANING**

- ❖ The builder will endeavor at all times to maintain a broom clean work environment. At the end of the job the builder will leave the job in a broom clean state. Washing of windows at the end of this job is not included in this contract.

### **FLOOR COVERINGS**

- ❖ Ceramic Tile: A medium price range ceramic tile will be installed in the breezeway. A cement board substrate will be installed under the tile and is in the allowance.

### **ELECTRICAL**

- ❖ Demo of all current electrical work feeding the breezeway and garage.
- ❖ Master electrician will provide the following residential electrical work to current codes.
- ❖ Two outlets and one overhead light in the breezeway.
- ❖ Electrical fixtures in the pale ivory (almond) finish.
- ❖ 1 exterior flood light with motion detector.
- ❖ 1 exterior GFI outlet in the garage.
- ❖ The Owners in coordination with the Electrician will provide a final electrical plan prior to electric rough in.

### **HEATING SYSTEM**

- ❖ There will be no heating or plumbing work associated with this project.