Inspections Division
Date: 07/16/14

ABOVE AND BEYOND, LLC
COMMERCIAL - INSTITUTIONAL - RESIDENTIAL
ROOFING - SIDING - SHEET METAL SYSTEMS

524 Lincoln St • Lewiston, ME 04240 • Phone: (207) 786-9966 • Fax: (207) 783-9320
www.aboveandbeyondonline.com

Date: 3/25/14

Michael & Carol Colton
60 Mayland St
Portland, Maine
899-3092

Scope of Work: New Garage

- Above and Beyond will be responsible for pulling demolition permits needed to complete this project
- Above and Beyond will pull all of the building permits required to complete this project
- Above and Beyond will provide site and construction plans to the City of Portland and the homeowner. All drawings will be done in house
- Above will have a dumpster delivered to the job site do remove and dispose of all the debris
- The homeowner will be responsible for removing all of the person items from the existing garage prior to starting the project
- Above and Beyond will disconnect the existing electrical service to the garage before starting the demo
- Above and Beyond will have a mini excavator come in and demo the existing garage and dispose of it into the dumpster
- Carefully cut a line in the driveway to eliminate a section of the pavement approximately 12"x14'
- Dig up and dispose of the existing sonna tubes around the perimeter of the garage
- Brake up and dispose of the existing concrete slab
- Dig and remove approximately 12" of soil from under the existing slab.
- Create a new course gravel base 14'x24'x12"
- Compact the gravel to provide a solid base
- Pour a new 14'x24'x6" monolithic slab with fiber mesh in the concrete mix
- Create a series of stress cuts in the concrete to prevent cracking
- Install 8"x12" curb around the perimeter of the new slab. Lag bolts will be installed every 8'-10' in the top of the curb. This will keep the base of the wall off the ground level to prevent from future rot.

- Install foam sill seal to the top of the curb
- Install a new 2x6" Pressure Treated sill plate to the top of the foam seal
- Frame 4 exterior walls with 2x4 KD lumber framed 16" O/C with a single bottom plate and a double top plate.
- Frame in an opening for a 9'x7' overhead garage door in the front gable wall. A 3'0x6'8" man door and a 30"x30 " fixed light window in the left wall and a 30"x30" fixed light window in the right wall. (location of the doors and windows will need to be located prior to starting the project)
- Sheath the exterior wall with 7/16" OSB sheathing
- Wrap the wall sheathing with TyPar vapor barrier
- Above will cut and frame in a new hip roof to match the existing home's look
- Establish the location for a new ridge pole and hip rafters.
- Cut 2x8 rafters with a 6/12 pitch, to tie into the new ridge and hip rafters. There will be a 3 ½" seat cut on the top of the exterior walls and a 1' over hang on the eaves.
- Install 1x6" #2 Pine the eaves to complete the fascia detail
- Sheath the new roof system with 5/8" CDX plywood
- Install 15# felt paper to the roof system as an underlayment
- Install new drip edge metal to the perimeter of the roof to match the existing house
- Install new CertainTeed XT three tab shingles to the garage roof to match the house.
- Install new Simonton Contractor series vinyl windows with a Life Time Warranty
- Install a new double bore Jeld-Wen steel insulated door with a glass option.
- Install a new raised panel steel insulated overhead garage door with top glass and a 1/2HP garage door opener.
- Above and Beyond will have our electrician come in and reconnect the power supply back to the garage. He will install outlets every 8' along the interior of the walls, install 4 overhead light fixtures, install a outlet for the garage door opener, and one exterior light over the garage door and one exterior outlet.
- Install True Wall white vinyl siding to exterior of the walls. New siding will come with all of the vinyl siding accessories such as starter strips, light block, j-channels, and corners.
- Above and Beyond will install a non vented soffit to all of the eaves of the garage to match the house
- Wrap all of the fascia and both garage door trim with aluminum coil stock metal
- Above and Beyond will install the existing shutters back around the new windows upon the homeowners request.

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- Upon completion Above and Beyond will make sure the grade around the garage is ready to receive loam and seed. (The homeowner will be responsible for loam and seed.)
- Please allow 8 days to complete this project
- Above and Beyond will be responsible for removing and disposing of all the trash and debris from this project
- Above and Beyond will ask the homeowner to provide electricity to the crew to complete this project.

Total Cost of the Project : $ 18,252.00

1/3 Down upon signing the contract **$ 6,084.00**, 1/3 when materials are delivered **$ 6,084.00**, 1/3 due upon completion **$ 6,084.00**

The above specifications and estimates are based on a visual inspection. Any alteration or deviation from the above specifications involving extra cost will be executed only upon written order, and will become and extra charge over and above the estimate. This proposal is valid for 90 days.

Acceptance of Proposal

The Above process, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature X _____ Date of Acceptance 5-7-2014
Signature X _____ Date of Acceptance 5-7-2014

Kevin Chase Project Manager
Above and Beyond Representative

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