



Site Preparation/Demo & Removal AS PER DEMO PLAN

STRUCTURAL AND Framing

Frame floor(s), exterior and interior walls, roof, color ties (and stairs) as per structural plans

Roofing

Install asphalt architectural roofing on house, front entry insulated to meet R49.

Windows/Doors

Install Andersen vinyl exterior/wood interior windows energy star rated 35 Energy star label (and NFRC Label) for windows qualifying in the Northern Climate zone exterior door and locksets
Install pocket door AND NEW DOORS TO MATCH EXISTING

Exteriors/Siding

Install painted pine or Boral fascia/soffit/rake boards TO MATCH EXISTING
Install window/door trim
Install pre-finished cedar shingle siding

Insulation & Air Sealing

Insulate under first floor (R30), in exterior walls (R21) and roof (R49) with dense-packed cellulose
Air seal windows with one-part spray foam

Drywall/Plaster

Hang, tape and sand drywall on ceiling(s)

Interior Trim

2" painted poplar 4" base eased edge

Cabinetry

Install kitchen cabinets and granite counter

Specials

Install client-supplied appliances
Install client-supplied bathroom accessories (towel bar, toilet paper holder, medicine cabinet, glass Shower door master bath room rod and shower curtain rod first floor.

(Standard closet treatment is a wood closet rod mounted approximately 66" above finished floor and one shelf (approximately 12" deep) along the back wall of the closet.)
(Standard bathroom fan consists of light, fan and timer switch)

Plumbing

Run supply and drainage and install:
Kitchen sink and faucet
Toilet(s), bathroom sink(s) and faucet(s)
Best quality Shower stalls and shower head, valve and trim
(Standard finish for exposed water supply and drainage lines is polished chrome.)

Electrical

Wire outlets to code
Lighting, switching TBD on lighting plan
Fixtures other than recessed lights and undercabinet lights to be client-supplied

Painting all walls and ceilings in new construction area

Paint all exterior trim
Paint all window interiors
Paint all door interiors

Flooring

Kitchen to match existing wood floor in living room
Upstairs bathroom existing wood flooring
Bedroom new wood floor match existing
First floor bathroom match existing wood flooring
Mud room Phase three tile heated floor.

Project		DROWN RESIDENCE		667 Ocean Ave Portland, ME 04102	
M Designs Portland, Maine 207-233-5517 CELL MDESIGNS@MAINE.RR.COM		JAN 5, 2018		SCALE 1"=1/4"	
ELEVATIONS FINISH SCHEDULE		REVISE			
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