

Cape Construction, Inc.

Building with Values

11 Kingsmark Lane

Portland, ME

12/08/2014

- **Kitchen Remodel**- Includes demo, new design work, open up dining room wall to approximately 4' to 5' feet, reconfigure window wall in eat-in area, provide appliance allowance of \$7500, new flooring, cabinets, counters, fixtures, upgrade electrical package, all necessary plumbing and venting work.
- **Basement Remodel**- Tear out all interior partitions and reconfigure per new layout (tbd), includes all finishes for new workout room, office, conference area, bathroom, and closets.
 - All new partitions will be non-bearing as original steel foundation I-beams are in place.
- **Heating**- Furnish and install new high efficiency gas boiler unit utilizing existing baseboard heat units on first and second floor, add baseboard or wall unit heaters for new basement rooms, remove existing oil boiler and oil tank.
- **Chimney**- Remove chimney from above roof line to below first floor joist structure, repair roof, walls, ceilings, flooring, insulation, framing, trim and paint affected by removal.
 - Roof to be sheathed to match existing sheathing, ice & water shield and shingles to match.
 - All new walls will be 2"x4" walls to close in where fireplace existed.
 - New subfloor to match existing subfloor to achieve equal elevations of finished flooring.
 - Insulation to be installed where needed.
- **First floor**- New flooring in foyer, new flooring and fixtures in ½ bath, tear out mudroom closet and build custom bench area with storage and hangers, new mudroom tile floor. Install hydronic radiant heat for kitchen, family room, den, foyer, ½ bath, and mudroom. Create den on backside of garage, break through to existing den off kitchen, provide all finishes per design.
- **Second floor**- Master bath-New tile shower with rain head, raised shower head, shower spray, frameless glass shower door, new toe-kick heater, exhaust fan, tub hardware to match oil rubbed bronze vanity fixtures, clean or re-do existing tile grout on floor, Main Bath-replace all fixtures including lights and exhaust fan.

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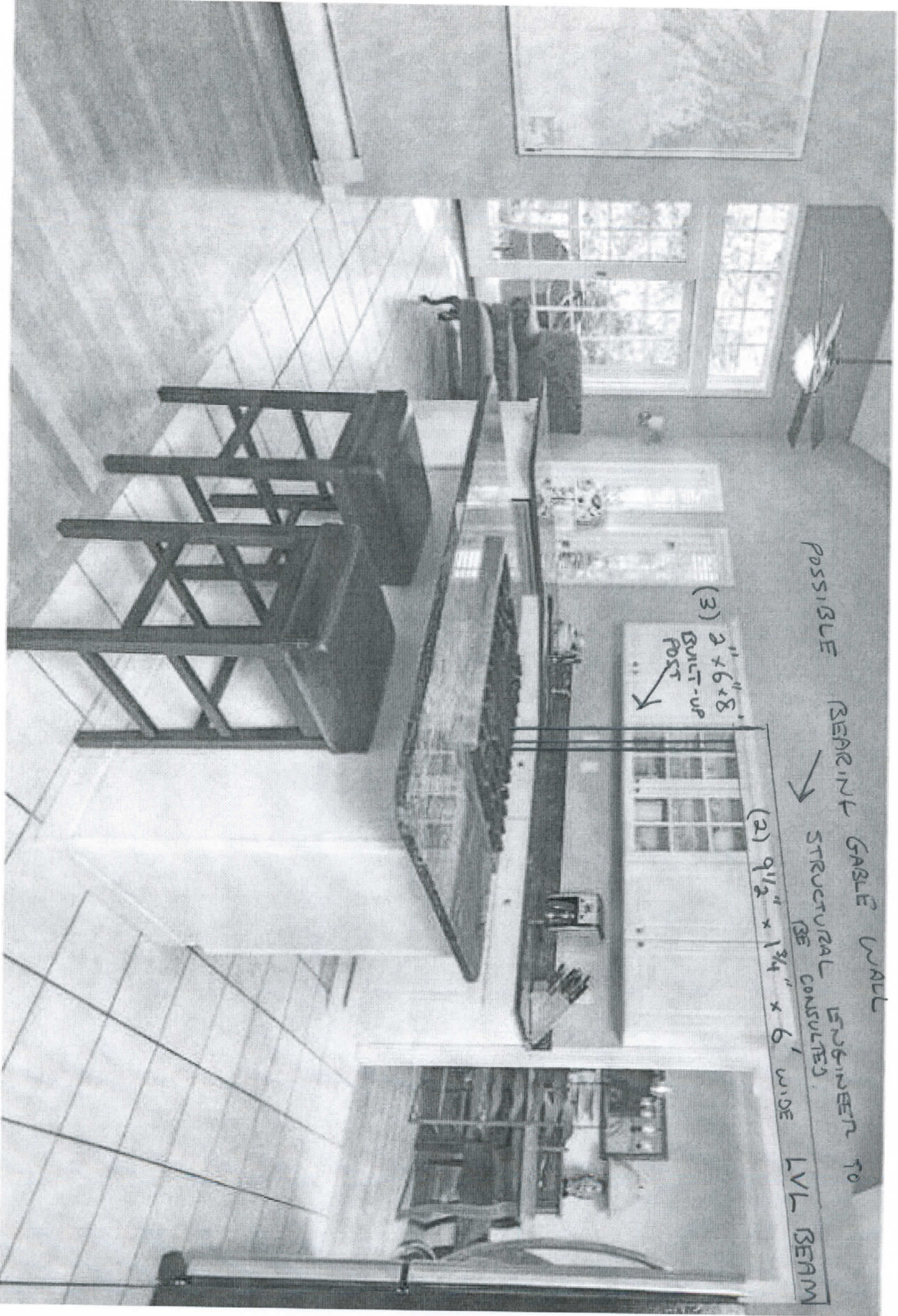
- **PreCast Bulkhead**- Furnish and install pre-cast bulkhead on back side of house. Bolt & seal concrete as needed. Provide Bilco door set up and exterior door set up at bottom of stairs.
 - Excavate for new bulkhead.
 - Use skid steer to carry material around house and load on truck.
 - Use concrete chain saw to cut 40" wide opening in foundation wall and haul off.
 - Furnish and install pre-cast concrete bulkhead as per drawings submitted.
 - Tie-in exterior drain as needed
 - Backfill with clean sand fill.
 - Mark out for Dig Safe and call same.

- **Misc.**- All new solid core doors & hardware throughout, 4 bedrooms to have new carpet, complete painting throughout, all demo and disposal included, house to be turn key upon completion.
 - 20 new interior door slabs to replace existing sizes. Doors to be solid core. Profile to be determined.

- This estimate is a rough budget based on 11/25/14 walk through. Subject to change based on actual agreed upon designs and products to be determined.

Notes

- *Jobsite to be kept clean throughout project.*
- *Unexpected items hidden in ceilings and inside walls, additions and/or deletions by Owner shall be treated as written change orders agreed upon by both Owner & Contractor*



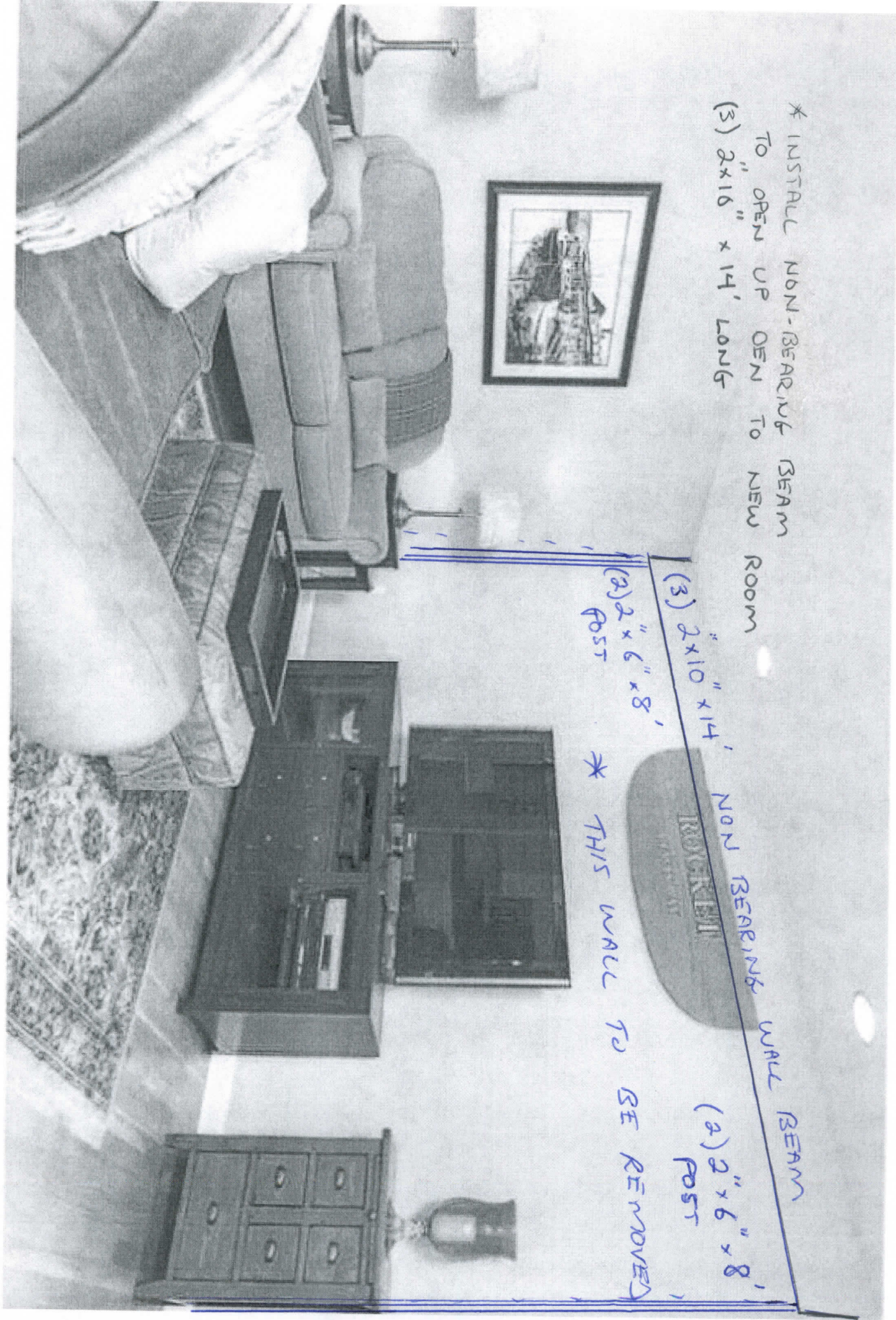
POSSIBLE REPAIR GABLE WALL ENGINEER TO
STRUCTURAL CONSULTED
LVL BEAM

(2) 9 1/2" x 1 3/4" x 6' WIDE

(3) 2" x 6" x 8"
BUILT-UP
POST

* INSTALL NON-BEARING BEAM
TO OPEN UP OPEN TO NEW ROOM
(3) 2"x16" x 14' LONG

(3) 2"x10" x 14' NON BEARING WALL BEAM
(2) 2"x6" x 8' POST
* THIS WALL TO BE REMOVED
(2) 2"x6" x 8' POST



* RE-BUILD STAIRS
(3) 2x12" STRINGERS
* OAK TREADS
* 1"x8" PAINTED
RISERS

NEW
STAIRS

7 1/2" RISE

11" RUN

7'2" HEAD
HEIGHT

3 1/2" BALUSTERS

W/ RAIL

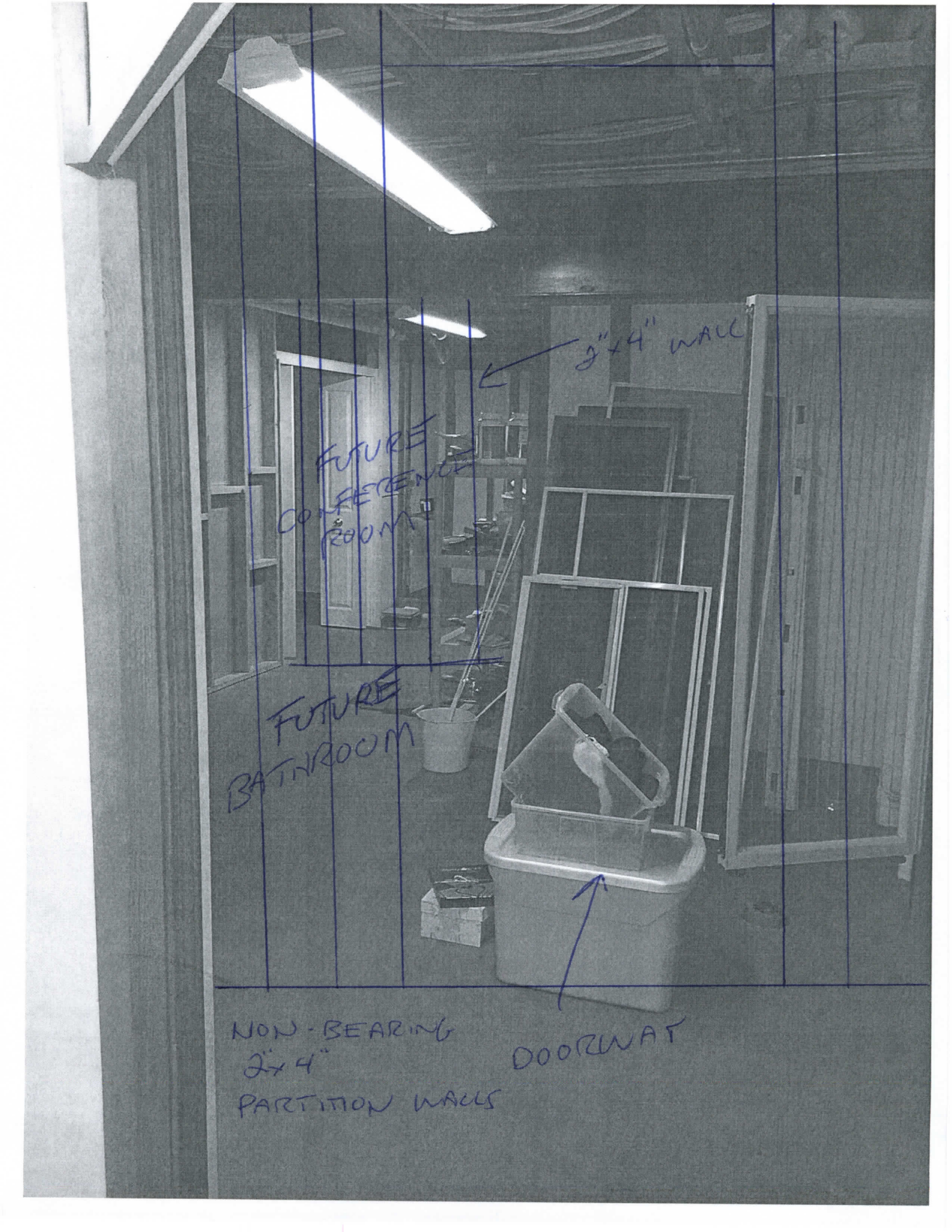
FUTURE
CONFERENCE
ROOM

FUTURE
BATHROOM

3" x 4" WALL

NON-BEARING
2" x 4"
PARTITION WALLS

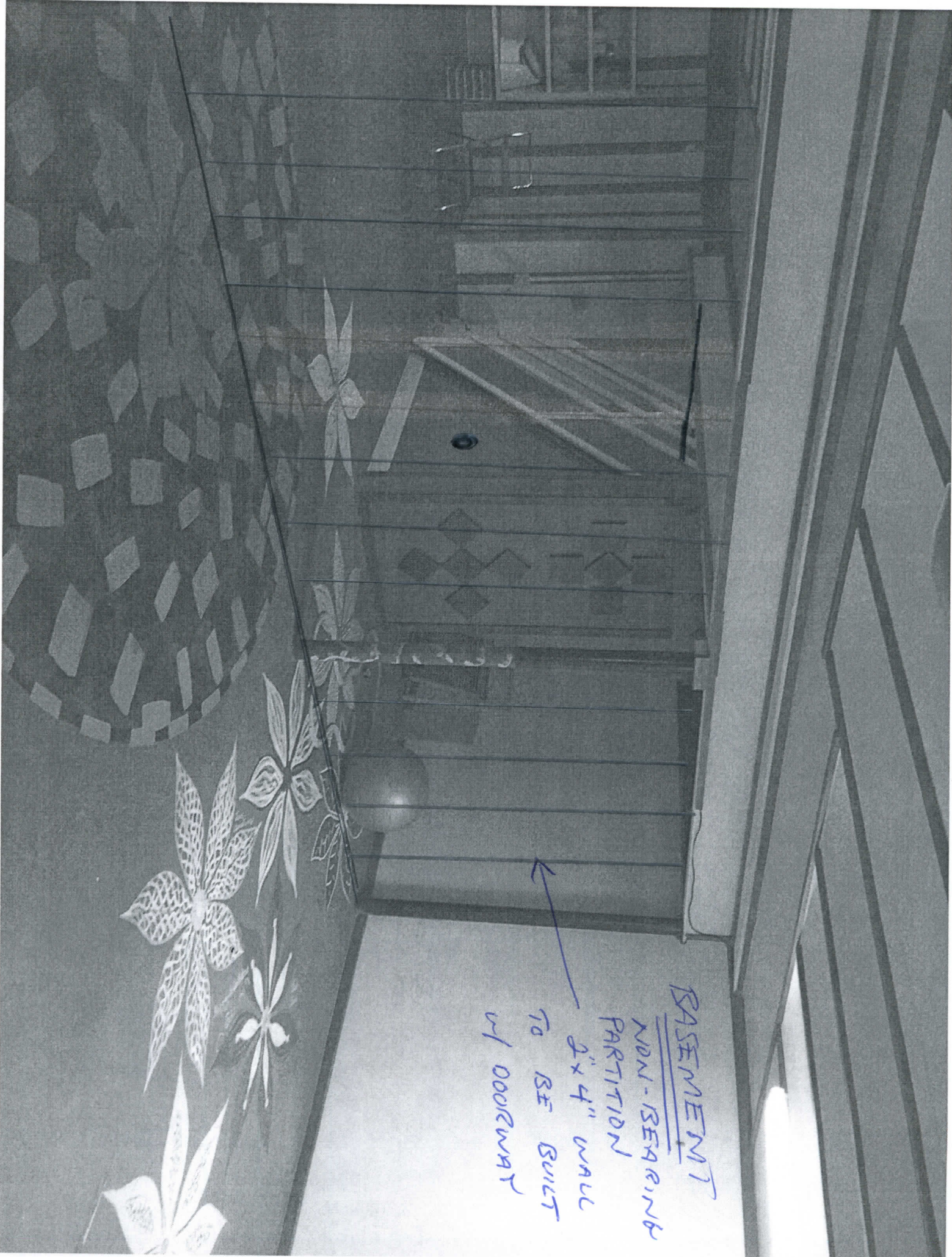
DOORWAY



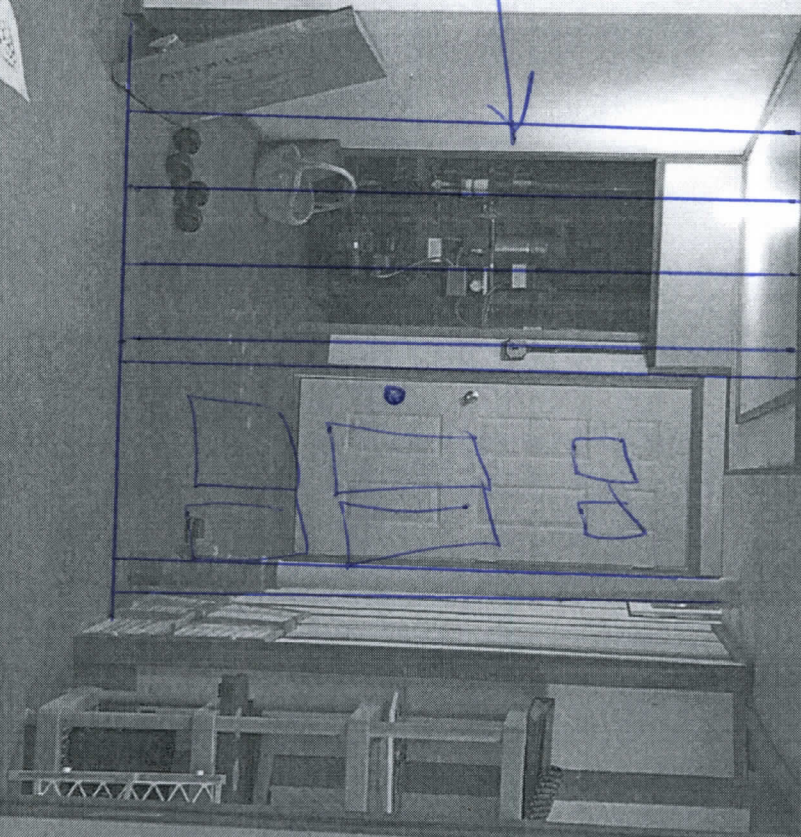
BASEMENT

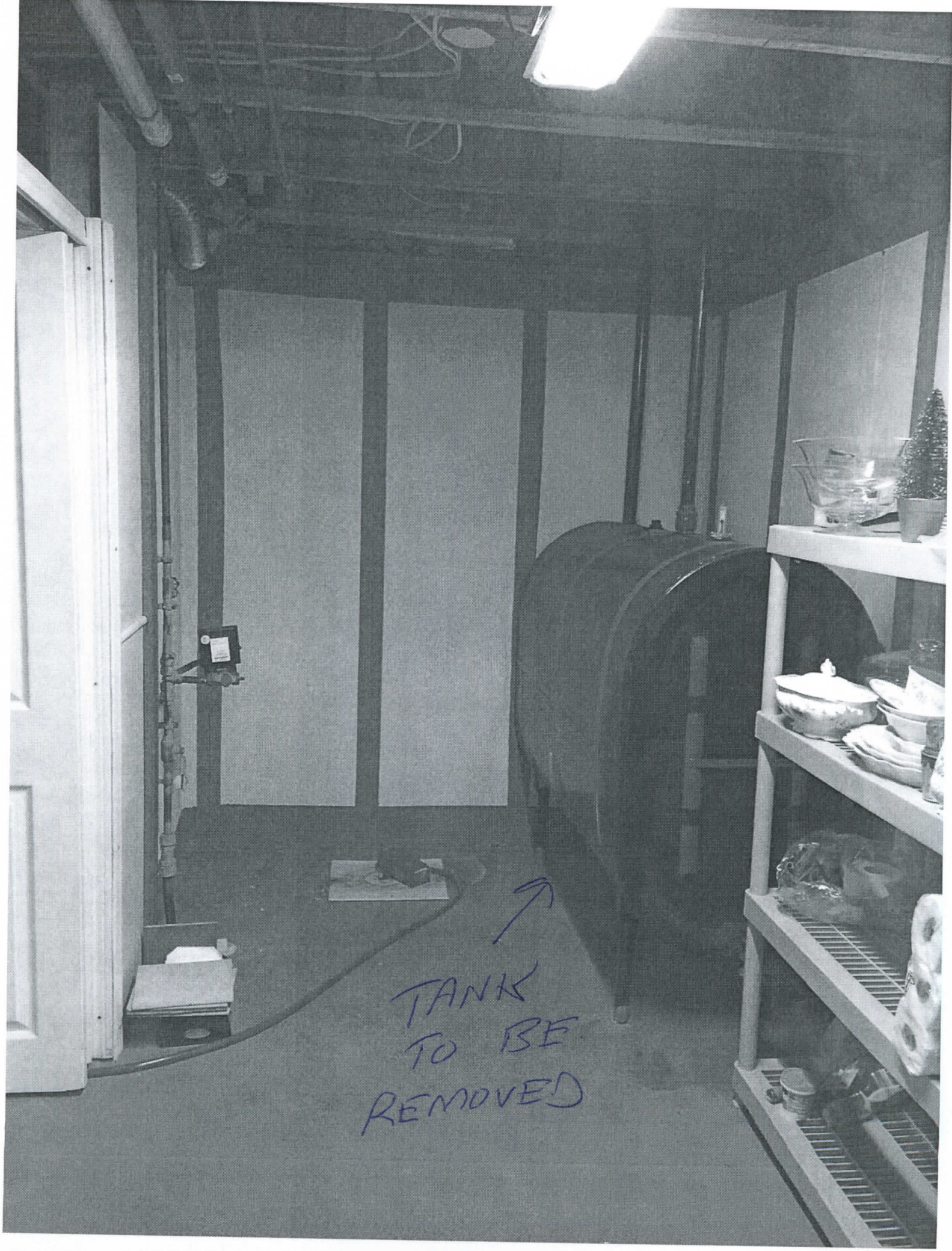
NON-BEARING
PARTITION

2"x4" WALL
TO BE BUILT
w/ DOORWAY

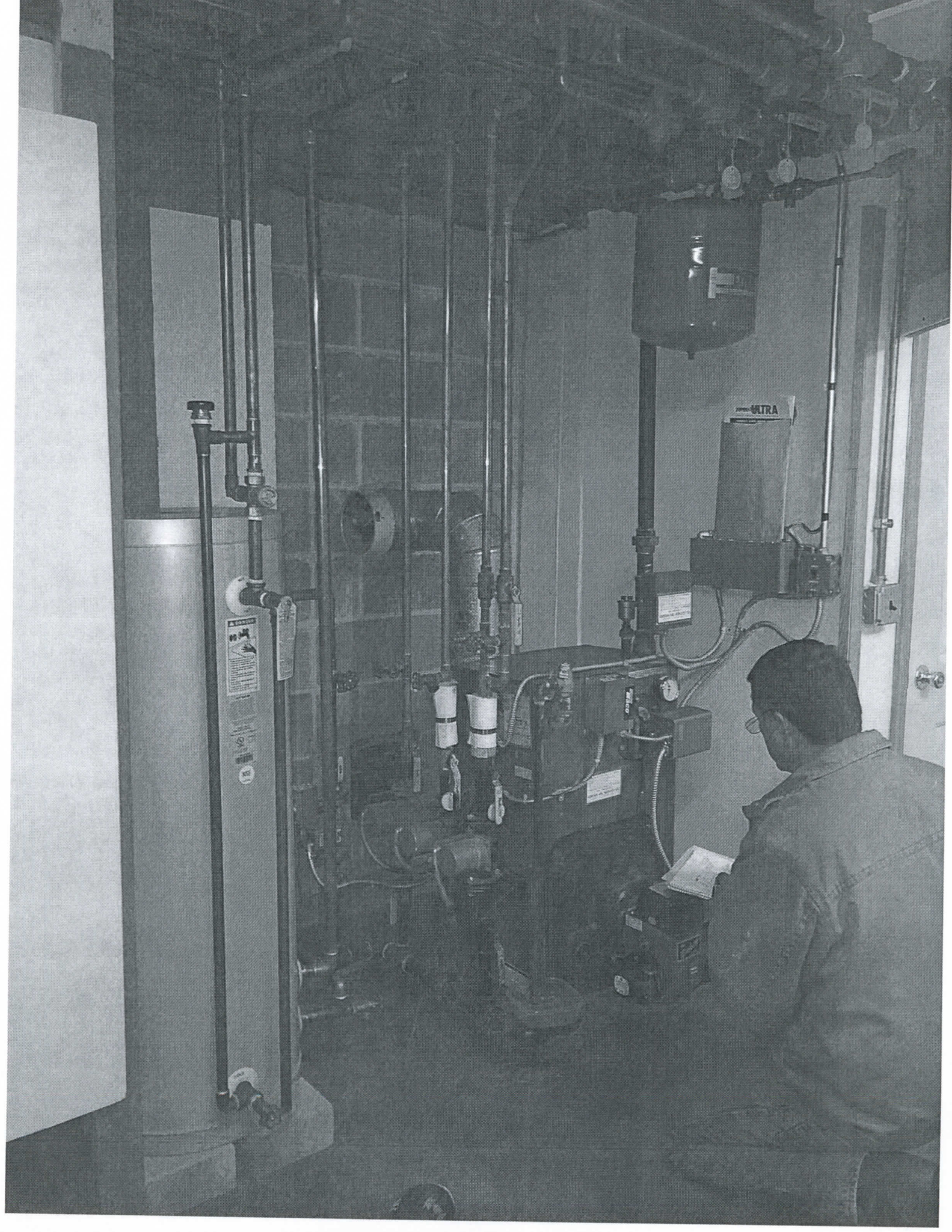


BASEMENT
NON-BEARING
PARTITION
2"x4" WALL
TO BE BUILT
w/ DOORWAY





TANK
TO BE
REMOVED



WARNING
Read and understand the instructions before using this product.
Do not use if the seal is broken or missing.
Do not use if the container is damaged or leaking.
Do not use if the product is expired.
Do not use if the product is contaminated.
Do not use if the product is not for your use.
Do not use if the product is not for your area.
Do not use if the product is not for your country.
Do not use if the product is not for your purpose.
Do not use if the product is not for your safety.
Do not use if the product is not for your health.
Do not use if the product is not for your environment.
Do not use if the product is not for your future.
Do not use if the product is not for your world.

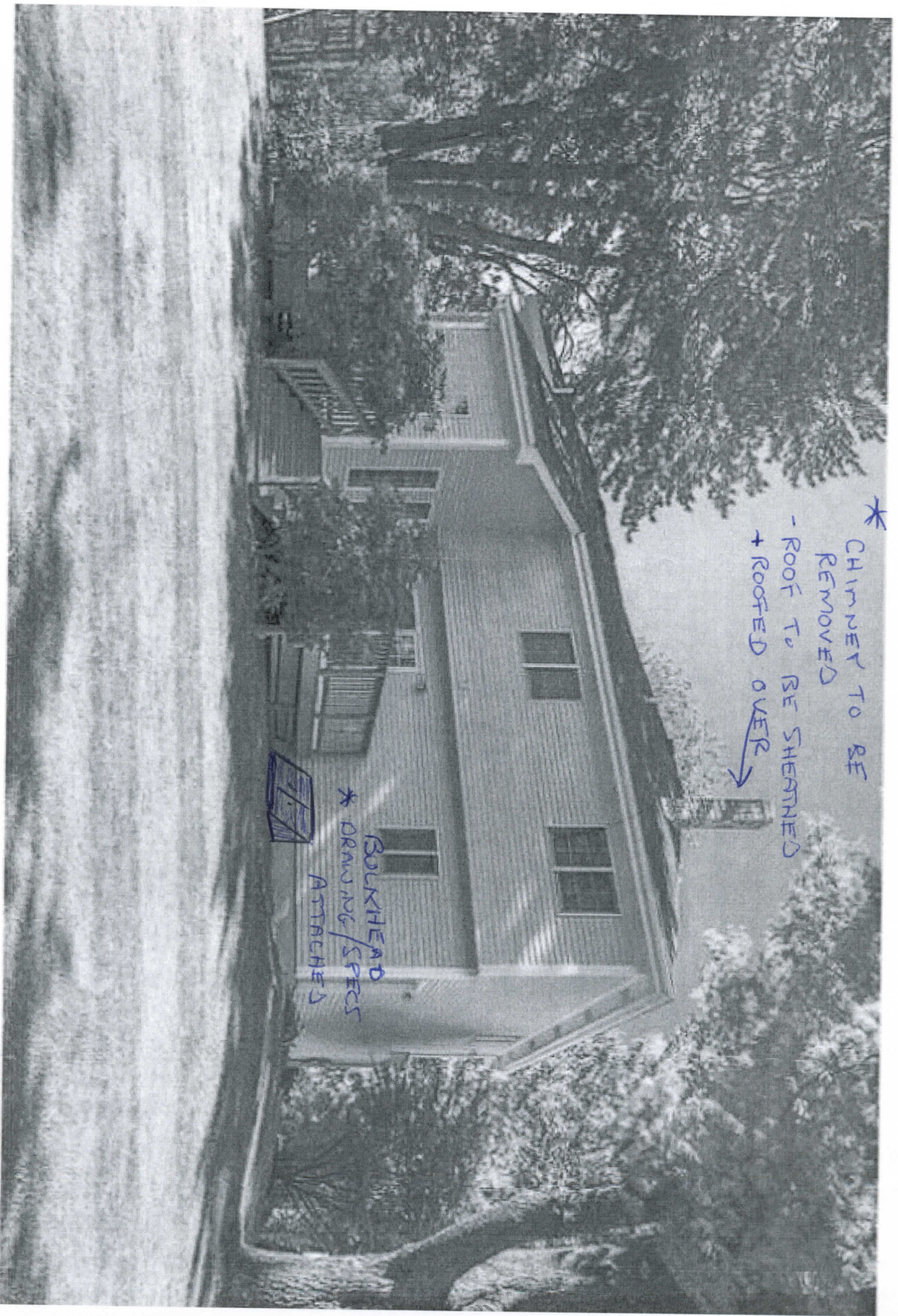
ULTRA

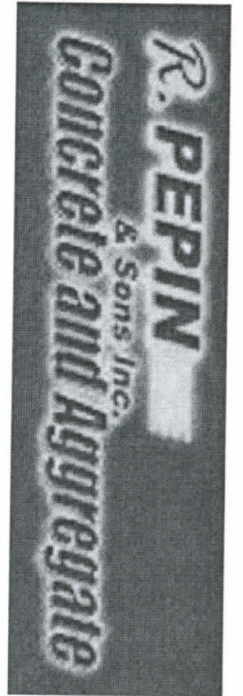
Document

* CHIMNEY TO BE
REMOVED
- ROOF TO BE SHEATHED
+ ROOFED OVER →



BULKHEAD
* DRAWING / SPECS
ATTACHED





PEPIN

PRECAST

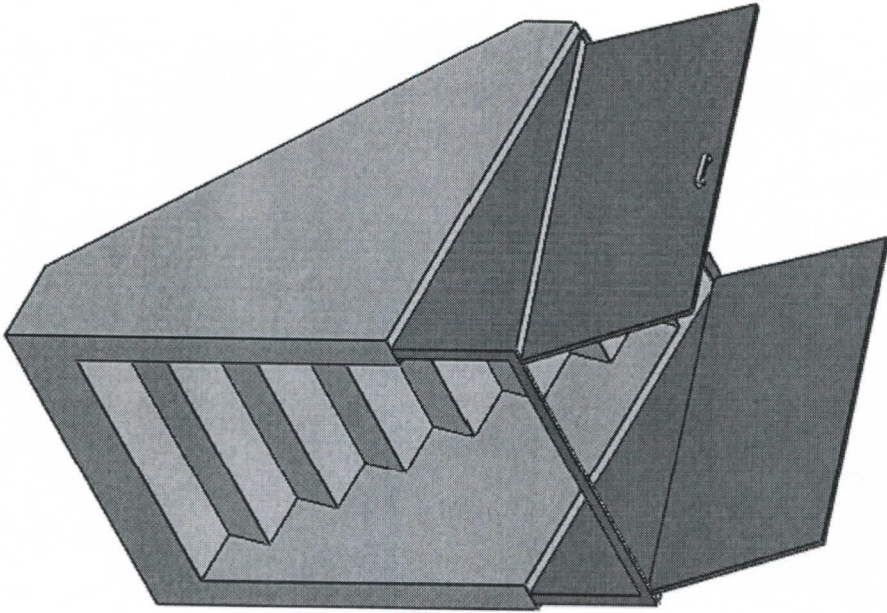
59 Shaw Road, Sanford ME 04073

Tel: (207)-324-6125

WWW.RPEPIN.COM

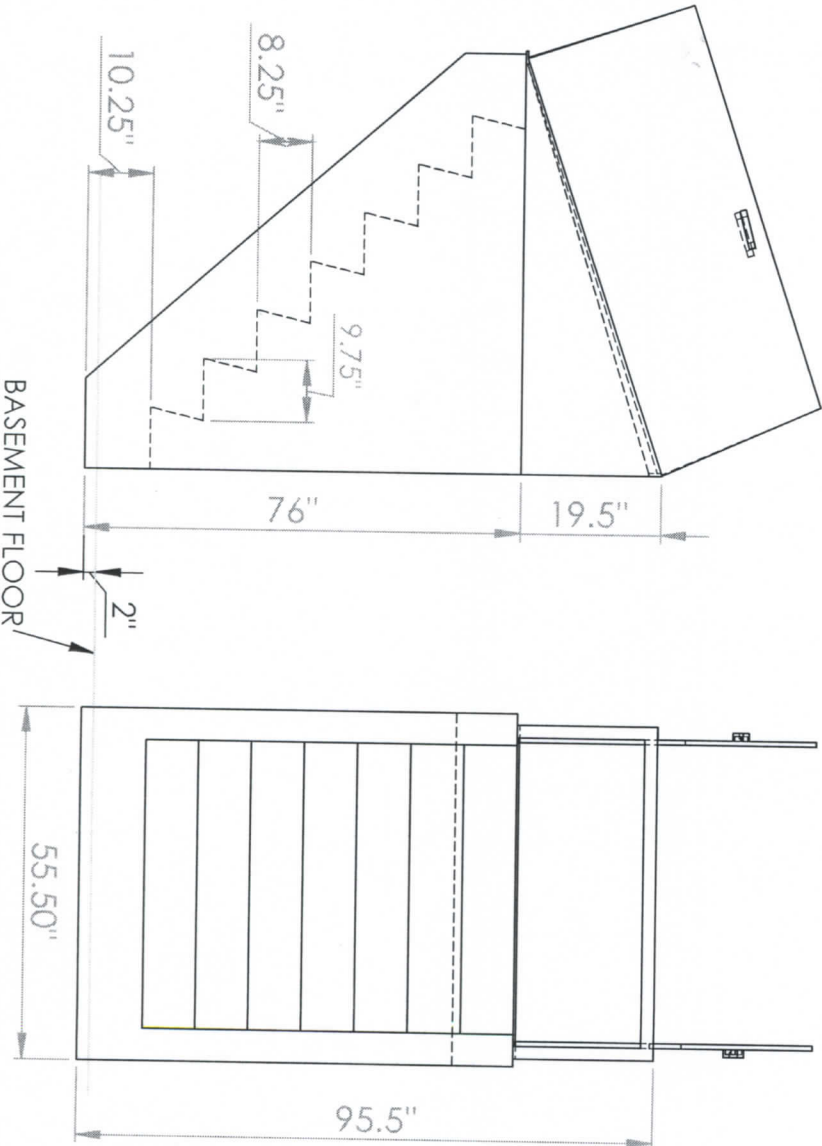
A Division Of R. Pepin & Sons Inc.

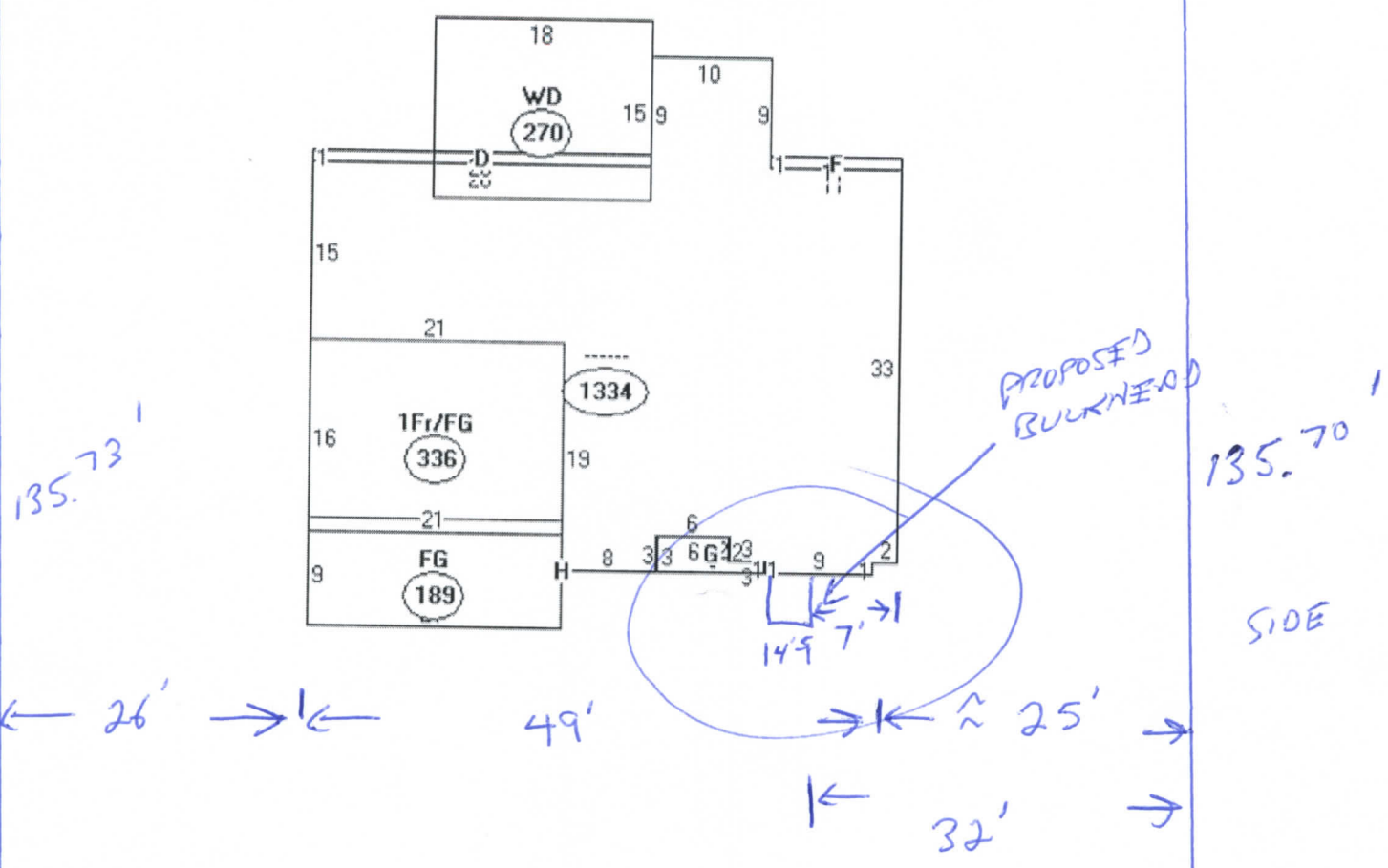
Bulkhead Type C - 5500 lbs



SPECIFICATION

- 1.) CONCRETE 5,000 PSI AFTER 28 DAYS
- 2.) CONSTRUCTION CONFORMS TO DEP TITLE V REGS.
- 3.) METAL DOORS DONE BY OTHERS
- 4.) MAXIMUM WIDTH OF FOUNDATION OPENING IS 40"





BULKHEAD WOULD BE
 LEFT SIDE - APPROX - 32'
 REAR - OVER 50'
 FRONT - N/A
 RIGHT SIDE - N/A

REAR 100'