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J. Bernier Construction, Inc.
CONTRACT SPECIFICATIONS

EXTERIOR PORCH REPAIRS
&
BATHROOM RENOVATIONS
HENRY DOYON RESIDENCE

September 29, 1994

DIV. 06 CARPENTRY

6.105 Floor Framing: All floor framing shall be 2" x 8" @ 16" O.C., #2 or better Pressure Treated Southern Yellow Pine and fastened with galvanized 16d steel nails.

Support for the floor system shall be by 6" x 6" pressure treated columns spaced as required by design.

Exterior Stairs and Railings: Second and third floor stairs shall consist of (3) 2" x 12" Southern Yellow Pine Stringers, and balusters. Treads and risers shall be spruce and pine respectively. Railings shall consist of 2" x 4" top and bottom rails with 2" x 2" balusters spaced at 5-1/2" center to center leaving no more than a 4" space between balusters (BOCA CODE). The railing height at all balconies and porches will be a minimum of 42" high from the finished floor. Railings at the staircases will be 34"-35" from the nose of each stair tread (BOCA CODE). The skirting under the 1st level porch will be made with 5/4 x 6 spruce decking placed vertically and spaced approx 3" apart to allow for ventilation.

6.210 Floor Sheathing: All porch stair treads and decks shall be sheathed with 5/4" x 6" #2 Spruce Decking.

Decking will be placed tightly together at the time of construction, but due to the high moisture content of this type of lumber spaces up to 3/8" between boards can be expected after 1 season.

All decking will be fastened with Galvanized ring shank or screw shank nails.

Floor sheathing at the bathroom shall consist of 3/4" pine underlayment plywood which will be glued as well as nailed to the existing framing. An additional layer of 1/4" luaun underlayment plywood will be glued and nailed over this in areas where the new linoleum is to be placed (all areas except under the shower).

J. L.

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1.816 Warranty: The work performed by the contractor on this home is covered by The HOW (Home Owners Warranty Corporation) limited 5 year warranty. Refer to separate warranty and insurance documents.

1.817 Builder's Risk Insurance: Homeowner shall acquire additional Homeowner's Insurance to include the value of the proposed improvements to the property with Contractor named as additional insured and loss payee. Contractor may require insurance certificates to be furnished prior to the start of construction.

1.818 Other Insurances: Contractor shall maintain insurance for protection from claims under worker's compensation acts, which are applicable to the State of Maine, claims for damages because of bodily injury, including death, and from claims for damages, other than to the Work itself, to property which may arise out of the Contractor's operations under this contract. Certificates of such insurance shall be furnished to the owner prior to commencement of work upon request.

DIV. 02 SITEWORK

2.200 Sitework: New Porch Posts will be installed as needed for the installation of the new white cedar dog eared board fencing which will replace the old fence to be removed. The top of the fence shall be extended 12-18 inches with a framed lattice panel (actual height to be determined prior to construction by the owner).

DIV. 03 CONCRETE

3.101 12" Round Pilasters: Footings for the new porch shall be 12" round sono-tubes that will extend a minimum of 48" below the surface of the driveway. Each sono-tube will have a drift pin of #5 rebar set in its center to receive the base of a 6" x 6" pressure treated support column.

The placement of the new sono-tubes shall be determined by the contractor to properly support the porch. Contractor will try to place new footings where existing footings are located to minimize impact on the paved driveway. Repaving of the driveway or repairs to the asphalt surface in these areas will be the responsibility of the owner and has not been provided for in any part of this contract.

J. D.



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J. Bernier Construction, Inc. will provide the following unless products and services. Where brand names are stated, products of equal or higher quality from other manufacturers may be substituted by contractor.

DIV. 01 - GENERAL REQUIREMENTS

1.210 Temporary Electricity: Contractor shall use existing electrical service for his own use as well as subcontractor's use during the construction period.

1.701 Supervision: Contractor shall provide adequate project supervision for his own workforce and subcontractor's workforce during construction.

1.705 Cleanup: Grounds shall be kept clear of construction debris weekly. Contractor shall dispose of construction debris at a properly licensed disposal area as required by State of Maine law. Construction site shall have a final raking and sweeping prior to the final inspection by the owner.

1.735 Construction Documents: Plans and specifications shall be completed by contractor. All work shall be done in accordance with BOCA National building code and the City of Portland.

1.815 Permits: Allowances for permits for general building, plumbing, and electrical work are included for the City of Portland.

R.H.L.

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