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## PROJECT SPECIFICATIONS

# ADDITIONS AND RENOVATIONS

### GENERAL NOTES

These notes and specifications are provided to supplement the scope of work described by the accompanying drawings.

All work is to be performed in accordance with all applicable laws and building codes.

G.C. will provide all labor, tools, and materials to perform the work specified and coordinate all phases of the work, subcontractors, and materials, except as specifically identified and excluded in below.

All required permits are to be obtained by G.C.; G.C. is responsible for notification and coordination of all required inspections and immediate notification of Owner in the event of an unsatisfactory inspection.

Debris are to be placed in dumpsters or other suitable storage containers and removed on a regular basis. Cleanup and control of debris, as well as general working conditions, during and after work hours, should be consistent with a residential environment and precautions taken to protect the health and safety of Owner's family, neighbors, and other curious individuals.

**All measurements must be field verified prior to start of construction and any discrepancies, questions or other issues to be immediately reported to Owner.**

Unless otherwise specified, electrical and mechanical services are to be "vendor engineered", with specifications submitted to Owner for review with submission of bid. Owner to provide final review and approval prior to start of construction.

At job completion, all window, door and other stickers and residue are to be removed from surfaces. Gauges, nicks, and marks are to be repaired/removed.

All areas are to be left broom clean (does not include cleaning of windows, cabinets, and appliances and other items); debris on carpets should be vacuumed.

All fixtures and appliances should be tested for correct operation, and product information. and warranties left with Owner

## SITE WORK

G.C., may, at its option, place a job site sign, one or two sided, not larger than 24" x 36" at ground level at one location on the site. Any other job site signs require the advance approval of Owner.

Provide portable toilet facilities for construction workers

Remove existing side and rear decks, including any slabs and foundation, to a minimum of 18" below finished grade; dispose of all debris.

Remove bulkhead and stairs and infill with water-proofed concrete block up to level of the new crawl space addition.

Remove portion of existing driveway required by the new work.

Remove all vegetation and top soil in areas of addition and new porch.

Provide excavation for footings and foundation as shown on plans.

Store suitable excavated material on site for grading and backfilling.

Provide suitable safety barriers around perimeters of excavated areas.

Provide drainage control for excavated areas during the site work

Prepare sub-grade for concrete footings and slabs; **assume high existing clay content in areas exposed by excavation, requiring use of imported gravel/crushed stone under new concrete footings.**

Backfill and compact all areas around footings and foundations, as required, using suitable existing removed materials and/or imported material.

Areas under slabs to have 4" crushed stone on 6 mil black polyethylene vapor barrier.

Replace removed top soil around foundation and other areas as required;

**Provide a minimum of 4" screened loam at all excavated and otherwise disturbed areas.**

Rough and fine grade site to provide adequate drainage away from all areas of house.

Dispose of all excess materials not to be used for backfilling, grading, or replacement of top soil off site in a legally acceptable manner.

Remove all fasteners, scrap, and other small debris prior to replacing top soil and fine grading.

Note that the grade at the rear of the existing family room needs to be modified for the new patio as shown, to be constructed on grade, two risers below finish the floor in that room.

## CONCRETE AND MASONRY

All poured concrete to be a minimum of 3000 psi in 28 days.

Form and place concrete for footings and foundation walls as shown on plans.

Notify and obtain permission from Owner **prior** to the use of any cold weather concrete additives.

If foundation elevations need to be modified due to grade or other factors, review with Owner **prior** to any such changes.

Install a stone patio in location shown, set dry on suitable substrate, provide specifications to Owner prior to start of work; see allowances.

## GENERAL CONSTRUCTION AND EXTERIOR FINISHES

All framing lumber to kiln dried hem-fir or Douglas fir, with a minimum fiber stress of 1150 lbs.

All sills and other lumber in direct contact with concrete, or less than 12" from finished grade, or otherwise exposed to exterior conditions, to be pressure treated southern yellow pine or as shown on plans.

All structural framing and other construction is to be performed in accordance

with the current Massachusetts building code, **revised 1-10-08**, and all other prevailing state, city, and local codes, regulations, and ordinances.

All plywood sheathing to be **exterior grade fir CDX**.

Provide all framing and sheathing to achieve the appearance shown on plans and elevations and as described therein.

Frame all interior partitions, and other interior areas as required; strap ceiling areas; provide all blocking, bridging, joist hangers, and other elements as required.

Provide headers at all required openings.

Use a fully adhered single ply rubber membrane roof at areas indicated.

Install roofing according to all manufacturers specific installation instructions and recommendations, using all flashings and accessories as required.

Strip and re-roof remaining surfaces of existing family room roof; install new roofing and underpayment as shown on plans to all new roof surfaces to match existing main house roof as closely as possible.

All fascia, soffits, rakes, and other exterior trim details to match existing as closely as possible at front and angled wall of addition; sides and rear of addition to have simplified fascia and soffit (of approximate same dimensions as existing) as shown.

**Screen porch to have 6" painted pine tongue and groove "V" groove ceiling and walls and painted wood trim throughout. See allowances.**

Back prime all wood trim prior to installation that will be permanently exposed to the weather.

Install **Tyvecr** sheeting or equal to all exterior wall surfaces, per manufacturer's specifications and recommendations.

Install all exterior windows, skylights and doors per plans.

Windows are Anderson 400 series; **exterior sliding door and side entry door are Anderson Frenchwood doors**; other exterior doors are high quality paintable fiberglass doors ion configurations shown.

Skylights are Velux and include **remote openers and rain sensors**.

**Add windows at kitchen north wall, on either side of new stove location. See allowances.**

**All new windows to have applied exterior casings as shown on plans.**

**Style and manufacturer of garage doors TBD, provide an allowance for actual doors; include installation and transoms in base price.**

Install high quality vinyl siding and accessories to match exposure of existing siding; re-work existing siding as required by the renovations and additions.

## **ELECTRICAL AND MECHANICAL SYSTEMS**

### **NOTES:**

Obtain specifications and locations of kitchen appliances from final kitchen plan.

**Existing basement/crawl space window will be enlarged for access to existing crawl space under kitchen for plumbing and heating work and insulation work.**

Electrical and mechanical systems to be vendor engineered with specifications submitted to Owner for approval prior start of work.

### **PLUMBING**

Modify existing and/or provide new water supply, drain and vent piping for kitchen renovations in locations shown on final kitchen plan.

**Provide new faucet over stove at new stove location.**

Install all new appliances and fixtures.  
Provide two new exterior sill cocks in rear, exact locations TBD.

**Upgrade existing water service to 1".**

**NATURAL GAS**

Re-work existing gas piping for new heating system.  
Modify existing and/or provide new piping to gas range, per appliance requirements.  
Provide gas line for grill on new patio.

**ELECTRICAL**

Upgrade the existing electrical service to 200amps.  
Assume 60 new electrical openings, lighting plan will be provided.  
Re-work existing wiring in renovated areas.  
Provide power for new kitchen appliances, HVAC equipment as required and the new hot tub.

**FIRE PROTECTION**

Upgrade the existing hardwired system to extend into the renovated and additional space. Add additional smoke and CO detectors as required by the Natick FD.  
See allowances.

**HVAC**

**Venting**

Vent new kitchen range hood through exterior wall in location shown on kitchen plan.

**Heating**

Replace existing boilers with a new high efficiency boiler.  
Existing first and second floor single heating zone to remain.  
Provide heat to additional first and second floor areas. Re-work existing first floor kitchen and family room heat as required by the renovations and additions.  
See allowances.

**Cooling**

Provide cooling system for existing first floor and additional first and second floor areas.  
See allowances.

**INSULATION AND INTERIOR WALL/CEILING FINISHES**

Provide insulation to all areas as shown on the plans and to all current state codes.

Provide friction-fit fiberglass insulation and 4 mil polyethylene vapor barrier wherever possible; all vapor barriers to face heated space.

Provide proper vents in sloped ceiling areas.

Provide continuous soffit venting as shown.

Provide continuous ridge vents at all roof ridges.

**In existing addition crawl space, remove existing insulation, seal and draft stop all sill areas; insulate box sill and re-insulate ceiling. Re-route existing and/or install new water and heat piping to prevent freezing.**

Install 1/2" gypsum wall board and smooth veneer plaster to existing kitchen ceiling, and all addition ceilings addition and interior wall surfaces except as noted below.

Garage ceiling and walls adjacent to house to have 5/8" fire code GWB with textured veneer plaster; other garage interior surfaces to be left unfinished.

Patch all renovated areas as required to seamlessly blend existing and new areas.

Protect all subfloors, doors, windows, plumbing fixtures and other items in place at time of plastering. Remove all excess plaster from all items. Do not fill electrical boxes with plaster; do not bury any low voltage or other wiring in walls.

## **INTERIOR TRIM, CASEWORK AND OTHER FINISHES**

### **KITCHEN**

Temporarily remove all kitchen cabinets.  
Re-install cabinets as shown on kitchen plan or as determined by Owner.  
Fabricate or supply pre-manufactured cabinets and install in locations shown on kitchen plan. See allowances.  
Install all moldings, side panels, kick boards, hardware and accessories.  
Coordinate with and provide all misc. work required by other trades in all areas where cabinets are being installed.  
Install all appliances and accessories not within scope of work of other trades.

### **INTERIOR TRIM**

Match existing baseboard, window and door casings on first floor renovations and additions as closely as possible; use paint grade poplar.  
Use a simpler, one piece baseboard and casing in new second floor areas, TBD.  
All trim to be painted to match existing.

### **NEW INTERIOR STAIR**

Hardwood treads, painted risers, railing system TBD. See allowances

### **MISC**

Install new wainscoting to family room side of modified wall that was previously the bay window openings. Install wood cap to sill areas. See allowances.

Fabricate and install closet, bench, vertical storage and shelving in mudroom area. See allowances.

Fabricate and install new storage cabinets under stairs, exact configuration, TBD.

Remove the existing family room green wall unit and install three high windows in that wall as shown on plans. Repair wall as required.

### **FLOORING**

Rear foyer: Stone or tile on ½" cement board substrate on plywood subfloor, TBD, See allowances.

Screen porch: Stone or tile on concrete slab, TBD, See allowances.

Existing kitchen and family room: remove existing hardwood in kitchen; install new flooring, TBD, throughout renovated kitchen and existing family room, see allowances.

## **PAINTING**

Provide Owner with color charts for paint selections.

Prepare and paint all exterior non-vinyl sided areas of additions (facias, rakes, soffits, exterior doors, screen porch trim, other misc. areas) with one coat of exterior primer and two coats of exterior latex paint to match existing house as closely as possible.

Back prime all wood trim prior to installation that will be permanently exposed to the weather.

Clean, prepare, prime, and paint all renovated and new interior areas.

Painting of all areas is specified as follows unless specifically directed otherwise above:

Ceilings: one coat latex primer; one coat latex flat ceiling paint.

Walls: one coat latex primer; two coats **eggshell** latex wall paint.

Interior casings, base, doors, and other wood trim: one coat alkyd primer; two coats **satin** latex finish paint.

All paint to be Benjamin Moore or equal.

## **WORK BY ALLOWANCE**

Provide an allowance amount for material and installation for the following items, except as noted:

Two new kitchen windows on either side of new stove location.

Garage doors, doors only, include installation and transoms in base price.

Complete HVAC system

Modify and add to existing fire protection system

Kitchen cabinets: provide or fabricate new cabinets and modify existing as required and install all cabinets, new and existing as required.

Custom trim and cabinets in mudroom/rear foyer, configuration, TBD.

Under stair storage cabinets, configuration, TBD.

New interior stairs.

Finish floor in foyer, existing and remodeled kitchen areas and existing family room.

Rear patio

## **WORK BY OWNER**

Work to trim existing tree in driveway and to remove existing shrubs at side of house in the way of construction.

Remove existing storage shed

Clear furniture and other items from areas of existing basement, family room, mudroom and kitchen as required for the work to proceed.

Supply kitchen plumbing fixtures and appliances and electrical fixtures.

Supply and install kitchen counters and backsplash

Installation of new driveway.

Landscaping at all areas after completion of construction.