



**BARRETT KITCHEN SPECIFICATIONS
#17051701**

CONTRACTOR: timothyj kitchen & bath, inc.
225 South Second Street
Milwaukee, Wisconsin 53204

OWNER(S): Rick & Maggie Barrett
3252 N. Lake Dr.
Milwaukee, WI 53211

I. DEMOLITION

A. Site Prep

- 1) Provide dust protection with Zip-Wall plastic at areas indicated at a meeting with the owner.
- 2) Provide two (2) 20 yard dumpsters to be located at designated area.
- 3) Owner is responsible for removal of appliances to be retained and moved to a place of storage away from construction.

B. Building Prep/ Interior Demolition

- 1) Remove existing plumbing fixtures, fittings, drains, waste lines, and appliance plumbing connections.
 - a) Retain Pot Filler for reinstallation in new location behind Range.
- 2) Remove existing counter tops, cabinets and moldings to prepare for construction.
 - a) Cabinets and other materials to be retained to be stored in an area designated by owner.
 - b) Contractor is not responsible for condition of any materials removed from construction site during demolition and does not guarantee merchantability.
- 3) Remove the following Doors, Windows and millwork from existing openings and store/ save for reuse if needed or if Owner would like to retain.
 - a) Remove three (3) existing windows and window casings in kitchen to prepare for new layout.
 - b) Remove One (1) existing exterior door and casings. Remove exterior canopy above door and retain if possible. Contractor does not guarantee exterior canopy condition upon removal.
 - c) Remove base and shoe molding in Kitchen and Hall to prepare for remodeling and cabinet installation.
- 4) Existing heat registers to remain as is in existing location.
- 5) Remove existing suspended wood coffer ceiling from entire kitchen area.
- 6) Remove plaster walls and ceiling to prepare for new layout.
 - a) Remove plaster and lathe on kitchen and Back Hallway walls to be removed or modified, and ceiling areas in kitchen and Hallway to prepare for new lighting installation.
- 7) Existing Tile Flooring.
 - a) Remove existing tile floor in Kitchen and Back Hall. Remove one layer of concrete underlayment.
- 8) Other Wall Surfaces

- a) Wall areas left untouched will remain as is, no new texture or patching included unless affected by remodeling.

C. Building exterior

1) Brick

- a) Remove and retain brick for new window and door configuration.
- b) Remove exterior door canopy and retain for reinstallation. If canopy is not salvageable a price for an extra charge will be generated to build a new canopy over door.

2) Window Well

- a) Remove existing basement window to prepare for filling in window well.
- b) Remove existing grate and exterior material as needed to prepare window well to be filled.

3) Stoop

- a) Remove existing stoop to prepare for new stoop location.

II. BUILDING and STRUCTURE:

A. Rough Carpentry

1) Complete rough carpentry as needed for new floor plan.

- a) Frame for Two new Window openings and one new Door opening.
- b) Frame in where windows and door have been removed as needed.
- c) Frame for new larger non structural header to hallway for cased opening with a transom above according to interior elevation drawing.
- d) Frame around existing interior brick chimney to remain on Range wall.
- e) Provide framing as needed for refrigerator wall.
- f) Provide blocking for fire stop and drywall nailing as needed.

B. Structural Work

1) No other structural work is anticipated or included.

- a) No engineering is anticipated or included at this time.

C. Windows & Doors

1) Furnish and install Two new custom made all wood true divided lite double hung windows that match existing window construction.

- a) Windows to have transoms above.
- b) Acker Millwork to be responsible for historic accuracy in matching new windows to existing.

2) Furnish and install one new 3'-0" x 7'-0" all wood custom made door according interior elevation drawing of door.

3) Window Cornice

- a) Furnish and install new wood cornice above transom windows as necessary to match existing window treatments.

D. Plumb and Level framing

1) It is assumed that no walls are plumb, no corners are square and no floors or ceilings are level.

- a) Leveling or shimming of any exposed framing surfaces (walls, ceilings, or floors) to be assessed upon completion of Primary Demolition Phase.
- b) Additional work needed to remedy existing or new conditions will require a written change order describing labor and materials needed.
- c) Cost to be based on a Time and Materials basis and billed upon completion, payment to be made upon completion of change order work.

E. Masonry

- 1) Furnish and install new brick around new window and door locations where old brick veneer was removed on kitchen wall.
 - a) Utilize salvaged brick removed from wall during demolition.
 - b) New brick to match as closely as possible from local vendors.
 - c) Match existing water table treatment and window pediment.
- 2) Fill in basement window with common brick.
 - a) Interior will not be "toothed in" to existing interior brick wall.
 - b) Exterior will be filled in with concrete block.

F. Concrete

- 1) Excavation
 - a) Excavate for new foundation at back door stoop as needed.
- 2) Foundation
 - a) Prepare footing and foundation wall for new stoop location.
- 3) Form and pour new concrete stoop.
 - a) Match size of stoop that was removed for side entry.

G. BACKFILL

- 1) Fill in basement window well with gravel to prepare for new pavement.
- 2) Backfill around new stoop foundation with gravel.

H. PAVEMENT

- 1) Existing pavement to remain as is.
 - a) No new pavement or replacement pavement is included at this time.

III. MECHANICALS:

A. Plumbing

- 1) General Plumbing
 - a) All plumbing to be done by licensed plumber.
 - b) Plumbing Permit provided by plumber.
- 2) Kitchen Plumbing.
 - a) Remove existing plumbing drain and waste and supplies for the kitchen sink and dishwasher as needed for disconnection of existing sink, faucet, disposer and dishwasher.
 - b) Connect drain/waste and supplies for new sink, disposer and dishwasher as needed.
 - c) Provide new 2" waste connected to stack in basement so no air gap is required for dishwashers.
 - d) Furnish and install One (1) 33" Shaws Single bowl apron front Kitchen sink.
 - e) Furnish and install One (1) Kitchen sink faucet. Selection TBD.
 - f) Furnish and install One (1) Prep sink on Range wall. Selection TBD.
 - g) Furnish and install One (1) Prep Sink faucet. Selection TBD.
 - h) Relocate plumbing for Pot Filler to be located behind Range.
- 3) Natural Gas
 - a) Relocate gas piping and shutoff for new range location.
- 4) Appliances
 - a) Install Owner's dishwashers.
 - b) Furnish and install water line to new freezer location for ice maker.
 - c) Furnish and install one new disposer in new kitchen sink.
 - d) Furnish and install air switch for disposer.

B. Electric

- 1) General Electric.

- a) All electrical work to be done by licensed electrician.
- b) Permits provided by electrician.

2) Rough Electric

- a) Utilize existing panel box and circuit breakers. Any upgrade to panel or new sub-panel with new circuits to be billed as an extra.
- b) Remove any existing kitchen wiring to prepare for ceiling removal.
- c) Provide all wiring and appropriate connections for appliance locations indicated on drawings including Range, Dishwasher, Refrigerators, Beverage Refrigerator, Steam Oven and Microwave locations.
- d) Furnish and install new switch and outlet locations per code. Specific Outlet locations will be decided at a rough electrical walk through with the Owner.
- e) All lighting to be on dimmer switches. Switches to be Decora style with slide dimmer. Color to be New Almond.
- f) Outlets to Decora Style. Color to be New Almond.

3) Lighting

- a) Remove existing kitchen lighting.
- b) Furnish and Install new 2,700 Kelvin LED ribbon lighting strips concealed in coffered ceiling per drawing detail in Kitchen.
- c) Furnish and install 2,700 Kelvin LED under cabinet ribbon lighting strips at wall cabinets installed in Kitchen.
- d) Furnish Two (2) ceiling fixture mounting boxes above new island location. Install fixtures provided by owner.
- e) Furnish One (1) ceiling fixture mounting boxes above new table location. Install fixtures provided by owner.
- f) Decorative lighting fixtures including ceiling or wall surface mount fixtures provided by Owner.

4) Appliances

- a) Provide appropriate connection or receptacle for Range, Refrigerators, Dishwashers, Range Hood, Beverage Fridge, Steam Oven, and Disposer.
- b) Installation of appliances as indicated above or by others.

5) Communications

- a) Owner is responsible for digital cable or HDMI cable requirements, Audio systems, and Alarm systems.

C. H.V.A.C.

1) General HVAC

- a) HVAC Permit provided by HVAC Contractor.

2) Heat supplies and returns;

- a) Existing heat registers in Kitchen to remain in existing location(s).

3) Hood Venting

- a) Furnish and Install appropriate diameter duct to wall cap for exhaust vent in new location according to drawings.

4) 2nd Floor Bath Vent

- a) Extend existing 4" diameter exhaust vent through joist space to the exterior north kitchen wall.

IV. FINISHES :

A. Insulation

1) Furnish and install 1" rigid insulation where needed.

- a) Mount directly on to brick and add furring strips over existing furring strips.
- b) Spray foam insulate around exterior door and windows.

- c) Any other wall areas where drywall and insulation may have been removed during construction will be replaced with equal or better insulation.

B. Drywall

- 1) All drywall shall be finished with smooth texture finish.
 - a) All ceilings to be 1/2" gypsum board.
 - b) All interior walls to be 1/2" gypsum board.
 - c) Drywall is to be screwed with rust resistant drywall screws.
 - d) All joints to be taped and covered with 2 coats of joint compound
 - e) All screw depressions to be covered with 3 coats of joint compound.
 - f) Metal and/or plastic corner bead on all outside corners and covered with 2 coats of joint compound.

C. Millwork

- 1) Casings
 - a) Furnish and install new matching casing on new windows and door.
 - b) Replace any damaged casing on existing windows and doors to remain using salvaged material.
- 2) Base
 - a) Existing base and shoe to be removed and retained in areas affected by remodeling to be re-used as needed.
 - b) Furnish and install matching base and shoe molding in areas affected by remodeling where existing material cannot be reused.
 - c) All other rooms to remain as is. No replacement of base or shoe molding is included in areas not affected by new flooring.
- 3) Coffered Ceiling
 - a) Furnish and install new wood ceiling treatment according to detail drawings and floor plan.
 - b) Wood species and finish to be determined.

D. Cabinets & Vanities

- 1) Furnish and install Wood Mode Design Group 42 Frame Construction cabinets with 1" thick face frame and Inset Door Style on perimeter and Island as indicated on drawings as follows;
 - a) Perimeter and cabinets to be --- Door Style in --- Finish.
 - b) Island cabinets to be --- Door Style in --- Finish.
 - c) Drawer boxes to be Walnut Dovetail, interior of cabinets to be Natural Maple veneer.
 - d) Cabinet hardware to be selected from Wood Mode Hardware Board or provided by owner.
 - e) Appliance hardware by Owner.

E. Finish Carpentry

- 1) Provide labor to complete installation of all finished interior millwork and cabinets above.

F. Counter Tops

- 1) Kitchen Perimeter and Island in Marble.
 - a) Color selection TBD, Eased edge profile, with undermount sink, and no splashes.

G. Tile backsplash

- 1) Furnish and install backsplash tile at the range wall, Message wall and Steam Oven wall only.
 - a) Tile to go to the Hood and wrap around side walls.
 - b) Installation to include Schluter Aluminum trim as needed.
 - c) Grout color to be selected.

H. Flooring

1) Adjacent Areas.

- a) Flooring at areas outside of kitchen and back hall to remain as is.

2) Wood Floor

- a) Frame for sub floor with 2x material as needed for thickness over existing concrete floor.
- b) Furnish and install plywood subfloor sheathing to prepare for new wood floor.
- c) Furnish and install new wood floor in Kitchen and Hallway.
- d) Wood species and finish color to be determined and approved by homeowner.
- e) Finish to be determined by selection if prefinished or job site finished.
- f) Utilize Dust Containment System (500 cfm). While this system does lessen the amount of dust of the sanding operation it does not guarantee a totally dust free job site.

I. Paint & Stain

1) Walls and ceilings.

- a) Prime and seal new drywall in kitchen and hallway wall areas affected by remodeling using drywall primer/sealer.
- b) Apply two finish coats of paint on walls in kitchen and hallway wall areas affected by remodeling.

2) Millwork and Moldings

- a) Prime new coffered ceiling, new casings, and new base to prepare for finished coat painting.
- b) Prime new windows, transoms and door.
- c) Apply two coats of enamel finish to new door windows and millwork.

J. Interior Hardware

- 1) Re-use any window hardware salvaged from windows removed during demolition.
- 2) Furnish and install new back door hardware with dead bolt.
 - a) Selection to be determined.

K. Light Fixtures

- 1) All interior lighting and /or fan fixtures, excluding recessed or ribbon lights to be provided by owner.

L. Appliances:

1) Kitchen appliance installation and connection by Owner.

- a) 48" Gas Range
- b) 24" Built in Refrigerators and Freezer
- c) 27" Under Counter Drawer Refrigerator
- d) 24" Steam Oven
- e) There will be labor charges for appliances that need to be installed if Owner requests Contractor to provide installation.