

## **Specs for Porch and Bath Addition**

### **DEMOLITION**

Remove existing screened porch and rooftop deck. Remove casement window, west end of living room (salvage window for reuse if practical).

Dispose of all demolition debris off site.

### **FRAMING**

**New Posts:** Three new 6x6 posts, continuous from footing to upper-level floor joists. Supported on 10" concrete piers with 24" BigFoot bases. Simpson stainless-steel Post Bases CBSQ66

**New Bath Floor:** 2x12 ledger and floor joists. LedgerLOK or RSS screws 8" O.C., staggered as per engineer.

**Note:** Lateral bracing bath and 2<sup>nd</sup> fl. deck to house framing, per engineer. Use Simpson DTT1Z. Two in each 2<sup>nd</sup> floor ledger (2x12 and 2x8), one within 24" of each end. See Engineer's drawing/notes.

**New Deck Floor Upper-Level:** 2x8 ledger and joists. Slope 1/8 to 1/4 in. per foot for drainage of membrane roof. Drain toward south side of house.

**Bathroom Walls:** 2x6

**Bathroom Ceiling:** 2x6 joists with two layers of R-19" Fiberglass batts – second layer perpendicular to first. R-38 total.

**Note:** Kohler shower unit requires 90 in. rough-in height. Bathroom needs min. 7'-6" ceiling. Existing 2<sup>nd</sup> floor ceiling approx. 7'-2"

**Bathroom ceiling:** 2x6 joists

**Framing Connectors:** All framing connectors in direct contact with pressure-treated wood: ZMAX or HDG, except use Stainless-Steel for three post bases. All other connectors: Galvanized.

**Sheathing and Subflooring:** CDX plywood or Advantech. Min. 1/2 in. walls, 5/8 in. roof, and 3/4 in. t&g for subfloor. Subflooring screwed and glued.

### **INSULATION:**

Bathroom walls: R-21 fiberglass batts.

Bathroom ceiling: two layers of R-19 batts, second layer seams off-set or at right angles. Airtight air and vapor barrier at ceiling.

Bathroom floor: 10" low-density spray foam or three layers of 2 in. foil-faced polyiso board (Thermax or equal) between floor joists (approx. R-38).

## **EXTERIOR**

**Exterior Trim:** 7/8" STK red cedar, rough side out, unfinished, to match existing. Stainless-steel nails.

**Roofing:** Architectural fiberglass shingles to match existing (CertainTeed Landmark, Weathered Wood color). 36-inch Ice & Water Shield along eaves and juncture to house.

**Gutters:** Along both eaves in new roof and along south edge of new rubber roof. Also, kick-Out flashing at front and back of new gable roof.

**Flashing:** All flashing to be aluminum mill-finish, min. .022 in.

**Siding:** White cedar shingles, unfinished, Extra A grade, to match existing, hot-dipped gal. nails

**Gable-end vent:** Wood louver vent, to match existing. Add hardware cloth on interior (to keep out animals). Also cut hole into existing attic for cross ventilation.

## **EXTERIOR DECK (2<sup>nd</sup> level)**

**New exterior deck:** EPDM roofing with 2x4 PT sleepers over EPDM strips. 1x4 hardwood decking (cumaru or equal, approved by owner), stainless-steel screws. One coat penetrating oil hardwood finish, Penefin or approved equal. All end cuts sealed.

**Deck railing:** PT yellow- pine to match existing. Balusters 4" o.c., per code

## **PORCH INTERIOR**

Wall to window sill height approx. 25 in. to match existing home interior.

**Wall finish:** Nantucket beadboard paneling, MRI substrate, Pattern Select 2-1/2" V-Bead, white finish

**Porch ceiling:** Nantucket Beadboard, MRI substrate, to match walls, white finish

**Porch Floor:** T&G yellow pine, sanded and finished 3 coats oil-based polyurethane. Subfloor can be Advantech or CDX plywood, 3/4 in. t&g, screwed and glued.

**Window Mullions:** 2x6, boxed 4 sides with cedar trim. Window trim: picture-frame style.

**Interior Trim:** Unfinished 7/8" STK Cedar, smooth side out: baseboard, casings, window frames and sill.

**Windows:** Aluminum double-track storm windows. White finish. Larson Premium Series or approved equal.

**Screen Door:** New aluminum screen porch door to match windows.

**Lighting:** Pan-type ceiling fixture, approx. center of ceiling. Reuse existing outdoor light.

## **BATH INTERIOR**

**Floor underlayment:** 1/2" A-C or Underlayment-grade plywood screwed to 3/4 in. Advantech subfloor, screws 8" on-center. Bond with yellow glue. No screws into floor joists below.

**Floor finish:** Ceramic tile 12x12" over waterproof/crack-isolation membrane. Stain-resistant grout such as Laticrete Permacolor or approved equal with 1/8 in. joint width. **NOTE: MAKE FINISHED BATHROOM FLOOR LEVEL WITH EXISTING BEDROOM FLOOR.**

**Bathroom interior walls:** 1/2" drywall, primed and painted with Benjamin Moore, Atrium White, Matte or Eggshell, to match existing.

**Interior ceiling:** 1/2 in. drywall. Primed and painted with Zinsser Perma-White Mold & Mildew Proof Interior Paint.

**Wood trim:** White pine, D-Select, with clear polyurethane finish to match existing. Paint baseboard white semi-gloss.

**Shower:** Kohler Sonata 48"x36"x90" K-1687-0 with accessory kit (shelf and grab bar), white.

**Shower Valve:** Moentrol-type shower control and valve, chrome. Trim: Kingsley or other as approved.

**Sink Faucets:** 4" centerset 2-handle low-arc faucet, Moen Brantford or other as approved.

**Toilet:** One piece, elongated Kohler Adair. Standard (not Comfort) height. Model K-6925-0

**Vanity:** 60 in. double vanity. Solid surface or cultured marble top with double molded sinks (oval 21" to 22" basin). Backsplash and sidesplashes. Allowance: \$1800

**New windows:**

**West bath wall:** Marvin Integrity Casement Wood-Ultrex ICA2939 . White exterior. Clear polyurethane finish on wood interior .

**Over toilet:** Small venting awning window over toilet approx. Marvin Wood Ultrex IAWN2919 (approx. frame size 2'-4"x 1'-8")

**Medicine cabinets:** Two recessed (OWNER TO PROVIDE)

**Exhaust Fan/Light:** Panasonic low-voltage ceiling fan with light. Separate switch for fan and light.

**Other Bath Lighting:** Small wall sconce of ceiling fixture near toilet with separate wall switch. One fixture over each recessed medicine cabinet. (OWNER TO PROVIDE)

**New Doors:**

Bathroom to deck: Insulated-steel door with divided-lite insert to match existing bedroom door to deck. Leave existing bedroom door to deck in place (will serve as new bathroom door). Move existing storm door (in bedroom) to new exterior door.

Closet door: 1-1/4" pine louver door, urethane finish, to match existing

Recessed toilet paper dispenser, chrome, 26" high right side of toilet.

Blocking for towel racks, as per owner: 24" above each end of vanity top. On closet wall (wall you face when entering bathroom) 36" and 66" off floor. OWNER TO PROVIDE & INSTALL Towel Racks

**HVAC**

Hydronic baseboard heat in new bathroom, extend existing second-floor zone.

**OTHER**

**Existing window:** Remove existing window in west wall, living room, that faces into porch extension. Patch hole to match existing interior and exterior. Salvage window for possible reuse.

**PERMITS and FEES**

Contractor will secure all permits and licenses required to complete construction and will pay all building permit fees, plan check fees, and inspection fees for the project.

**MATERIALS/LABOR PROVIDED BY OWNER:**

Materials: Ceramic tile, Medicine Cabinets, Bathroom Lighting Fixtures (scone and vanity), Towel Racks, Hardwood decking (upper-level deck)

Labor: Paint porch interior (walls, ceiling), install hardwood decking upper level , install towel racks.

NOTES FROM ENGINEER ANDY HARRIS [PLEASE DISCUSS WITH OWNER]:

Post bases: A good post base on the 6x6s, something like a CBSQ66. A post cap to tie at the top level is good too, even just LCE, ACE OR AC type.

First-floor beam: A triple 2x8 is ok. Is the existing a double? I'd add another if you can...doesn't meet deflection requirements. You could also swap it out for a 6x8 pt. I have attached the corrected version.

Attaching first-floor beam to new 6x6 posts: An HUC (concealed-flange hanger) works well. ZMax or HDG finish. Second floor beams sit on top of 6x6 posts.

Lateral bracing bath and 2<sup>nd</sup> fl. deck to house framing: Use Simpson DTT1Z. Four in each 2<sup>nd</sup> floor ledger (2x10 and 2x8). One within 24" of each end. Screw to underside of joist and lag to studs or plates in house framing with 3/8" galvanized lag screws with 3" penetration into stud or plate. Can also use Simpson TimberHex HDG 3/8" screws with integral washer.