



# ANTHONY CARRINO

Last Updated: Monday, July 27, 2020




## Stone House Gut Renovation

### Scope of Work

#### General & Administrative

- Proof of \$1MM General Liability Insurance accord and Workmans Comp Insurance required
- Porta John or temporary toilet installed in the house to be included in the price

#### General Notes

- Demolition to be completed in advance by owner
  - All sheathing to be removed from walls and ceilings
  - All stud and block walls to be exposed
  - Wiring and plumbing to remain for inspection by Electrician and Plumber
    - Would like to get them onsite to inspect early so if they want wires/pipe removed I can do so prior to your start date
    - If you think this is a bad idea and that I should just remove all let me know. My hope is we might be able to salvage some of this in the hopes of picking up some time...
    - Would also like you to be there same day to inspect existing conditions to see if there is any additional demo you want me to do in anticipation of your start date
    - Intro do a dumpster / carting company you use so I can get dumpsters on site
- All new windows throughout by Renewal by Andersen
  - They will remove and dispose of old windows
  - They will install all new windows and trim them out
  - You will only need to prep for new window openings - living room wall and master bath new exterior door - all others to remain same size and location
- All light switches will be wifi enabled dimmers
  - Lutron Caseta - supplied by owner
- 
- 1/2" Sheetrock throughout
- Label all wires going into sub panel - Print labels for sub panel
- Interior paint - entire house
- Install new flooring throughout - VCT

#### Engineering Needs

- Certify my plans, or provide a copy that will be sufficient for the building department to issue permits
  - I know we spoke about this and I'm pretty sure you said he can do that - lets discuss this so I know exactly how this will work
- Load calculations and beam sizing
  - Ridge beam for new vaulted ceiling in Living Room
  - Header for exterior wall of Living Room that is now a window wall
    - Assuming structural beam over the multi-slide door and below the fixed panels
  - Ridge beam for new vaulted ceiling in Master Bedroom
  - Structural beam between kitchen/dining and hallway area so walls can be pulled back for a larger opening





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### ROOM-BY-ROOM DETAILS

#### FIRST FLOOR

##### Entry / Mudroom / Laundry

- *Storage Entry Room*
  - Pour concrete floor
  - Insulate ceiling
  - install/build new wood stairs
    - Maybe block and stone to match house - depends on overall cost of job
  - Cut in HVAC vent with damper so I can heat/cool space if I want or need to
- *Mudroom*
  - Existing closets to remain
    - Closet systems in existing closets - supplied by owner / installed by others
  - Install bench and cubby area for coats and shoes - supplied by owner / installed by others
  - Surface mount light fixtures Supplied by Owner
  - Wallpaper two walls in mudroom - supplied by owner / work by others
- *Laundry*
  - Washer / Dryer to be side-by-side
  - Existing closet to be framed larger to accommodate
    - Washer/Dryer specs will be provided once spec'ed
    - Approx. dims are on plans
  - Gas dryer - venting required
  - Wall shelving units - supplied by owner / installed by others

##### Kitchen / Dining

- *Kitchen*
  - Install structural header that separates kitchen/dining from Mudroom/hall area
    - Pull back wall on both sides per plan
  - Frame walls to encase the range
    - Range spec TBD
    - Brick veneer inside range alcove - see render
    - Wallpaper exterior of alcove - supplied by owner / work by others
  - Hood insert to be installed in alcove
    - Spec TBD
    - Vent to exterior
  - Surface mount light fixtures Supplied by Owner
  - Install stone veneer per render - Supplied by Owner
  - 2 wall sconces, location per plan - Supplied by Owner
  - Appliances Supplied by Owner
    - Specs TBD but will have before we start
  - Cabinets - would like to get a quote from Tom
    - Separate kitchen detail plan coming soon so we can start the process ASAP
    - If he can give a ball park based on pan dimensions and renders that would be great
  - Countertops - Supplied by Owner
- *Dining*
  - Make transition from dining to living wider by removing knee wall
    - this won't be an issue, explored this past weekend - totally hollow
  - Surface mount light fixtures Supplied by Owner
  - Chandelier Supplied by Owner
- Wainscoting / Chair Rail in kitchen and dining per plan/render





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### Powder Room / Hallway / Stairs

- *Powder Rm*
  - No tile
  - Gravity style toilet with pull chain
  - Walls to be wallpapered - Supplied by Owner - work by others
- *Hallway*
  - Surface mount lights supplied by owner
- *Stairs / Stairwell*
  - Existing stairs to remain
  - 3 wall sconces going up the stairs - supplied by owner

### Living Room / Bar

- *Living Room*
  - Vault ceiling and support per engineer
  - Support outer wall to accept new windows - full wall of glass
  - Fireplace
    - Rebuild upper section that will now be visible
      - Assuming I will just gather more rocks from the creek to match existing
    - New firebox to be open to the room - no glass
    - Line flu with stainless steel
  - Chandelier Supplied by Owner
- *Bar*
  - Bar cabinets to be quoted by Tom
    - Separate bar detail plan coming soon so we can start the process ASAP
    - If he can give a ball park based on pan dimensions and renders that would be great
  - Bar appliances supplied by owner TBD

### 3 Season Room

- All new windows by others
- No other work

### Master Bed

- Ceiling to be vaulted and supported per engineer
- Frame in / close up doorway from Mudroom
- Frame in / close up wall from Living room
- Clawfoot tub under window
  - This room is slab on grade - need to saw cut floor for drains
  - Would like to keep this stone floor - lets discuss best way to do this
- Install wood burning stove in existing hearth
  - Utilize existing venting if possible
  - Wood stove supplied by owner
- 4gang with 4USB behind bed
  - One setup on his side
  - One setup on her side
- Ceiling to be wallpapered - supplied by owner / work by others
- Walk in closets to be fit out with custom Closet Maid system
  - Supplied by Owner / Install by others





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## Master Bath

- Master Bath to be framed into Master Bed - see plan
  - This room is slab on grade - need to saw cut floor for drains
- Frame in existing door - see plan
  - Patch in rocks on exterior facade
- Existing window to become a door - see plan
- Frame outdoor shower per plan
- Heated towel rack, by Runthal - Supplied by Owner
  - Requires dedicated 110 homerun to panel
- Standard curb at shower - waterproof shower to accept tile floor and walls
- Fully tiled bath - floor and walls up to ceiling
- All tile supplied by owner
- All fixtures supplied by owner

## **SECOND FLOOR**

### Guest Room 1

- No details at this time

### Guest Room 2

- No details at this time

### Guest Room 3

- *Bedroom*
  - Move wall between closet and bathroom to accommodate a shower in the bathroom (ie make closet smaller)
- *Ensuite Bath*
  - Pre-cast shower pan
  - Floor tiled
  - Walls tiled to 4'
  - Fully tiled shower
  - All fixtures supplied by owner
  - All tile supplied by owner

### 2nd Floor Bathroom

- Open door framing to accept 30" door
- Adjust shower wall framing to allow for 60 x 30 pre-cast base
- Trough sink
- All fixtures supplied by owner
- All tile supplied by owner

## **BASEMENT**

-  
- Sump pump
- Mechanicals



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### ROOF

- New roof
  - Rip off old roof down to sheathing
  - Repair as necessary sheathing as necessary
  - Replace existing skylights with new Velux solar powered skylights
    - Supplied by Owner
  - New GAF shingle roof
    - Supplied by Owner - TBD - lets discuss this one
  - All new gutters
    - Gutters to be discussed prior to install
      - Majority of water to be captured in 2 rainwater harvesting tanks
  - Solar panels
    - Configuration and sizing TBD with James
    - Owner to supply

### EXTERIOR / YARD

- Bury 1,000 gal propane tank
  - Trench line to house
  - Not sure if this is done by GC or propane company - a little guidance here please
- Paver Patio - Barn to House
  - Install paver patio connecting barn and house
    - Not currently on plan
    - Approx. dims 10' x 20'
- Paver Patio - Outdoor Living Room
  - Install paver patio off of living room per plan
    - Final size / layout still TBD but we are close
  - Pavers supplied by owner
  - Install outdoor kitchen - cabinets and appliances supplied by owner
    - Propane hookup for appliances
    - Build frame for fire pit swings
      - Frame to be 6x6 PT posts
      - Swings supplied by owner
      - Fire pit supplied by owner
- Pool
  - Shipping container pool 8' x 20' - supplied by owner
    - Fully self-contained
    - Dig the hole
    - Hookup the propane
    - Getting full details from the company





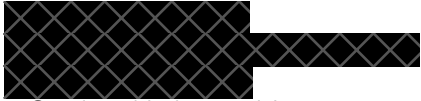
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Materials Supplied by Owner

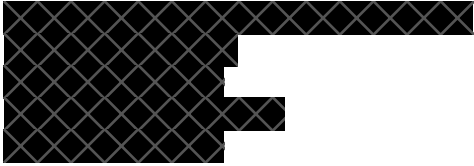
- All Windows, Renewal by Andersen
- All Doors
- All Tile
- Countertops
- Pavers
- All Faucets & Fixtures for Baths / Kitchens / Bar - Kohler
- All Appliances

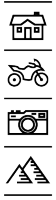


- Outdoor kitchen cabinets
- Trane HVAC system
- Schlage Door Hardware



- All interior and exterior paint and stain, Benjamin Moore
- Wallpaper





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### TRADE DETAILS

#### General Contractor

- Contractor to supply
  - All rough framing materials
  - Sheetrock / tape / spackel
  - All Base Molding & Door Casing - to be approved by owner in advance
  - Wainscoting / chair rail - to be approved by owner in advance
  - All interior doors - solid core - to be approved by owner in advance

#### Electrical

- Owner to supply
  - all light switches, Lutron Caseta dimmers
  - All motorized shades
- Contractor to supply
  - All rough wiring
  - Smoke detectors
  - Outlets
  - Sub panel as needed
  - All recessed lighting - same LEDs as barn

#### Plumbing

- Owner to supply
  - All kitchen and bath fixtures
- Contractor to supply
  - All rough plumbing materials
    - For Clarity: owner will supply rough ins to all kitchen and bath fixtures
  - Tankless hot water heater
  - Water filtration if needed - TBD

#### HVAC

- Owner to supply
  - Air Handlers and Condensers
- Contractor to supply
  - All rough materials
  - Line sets
  - All ducting and grills
    - Grills to be approved by owner in advance

