

## Family Room Conversion Specification Package.

- 1) These plans are for conceptual and bidding purposes only.
- 2) These plans cannot be used to apply for a building permit.
- 3) All design information must be approved by your local architect and engineer.
- 4) The material list is not guaranteed to be accurate based on your individual situation, other material may be needed.
- 5) These plans cannot be used to build your addition.
- 6) Your contractor/architect will be responsible for confirming the accuracy of the drawings and the material list.

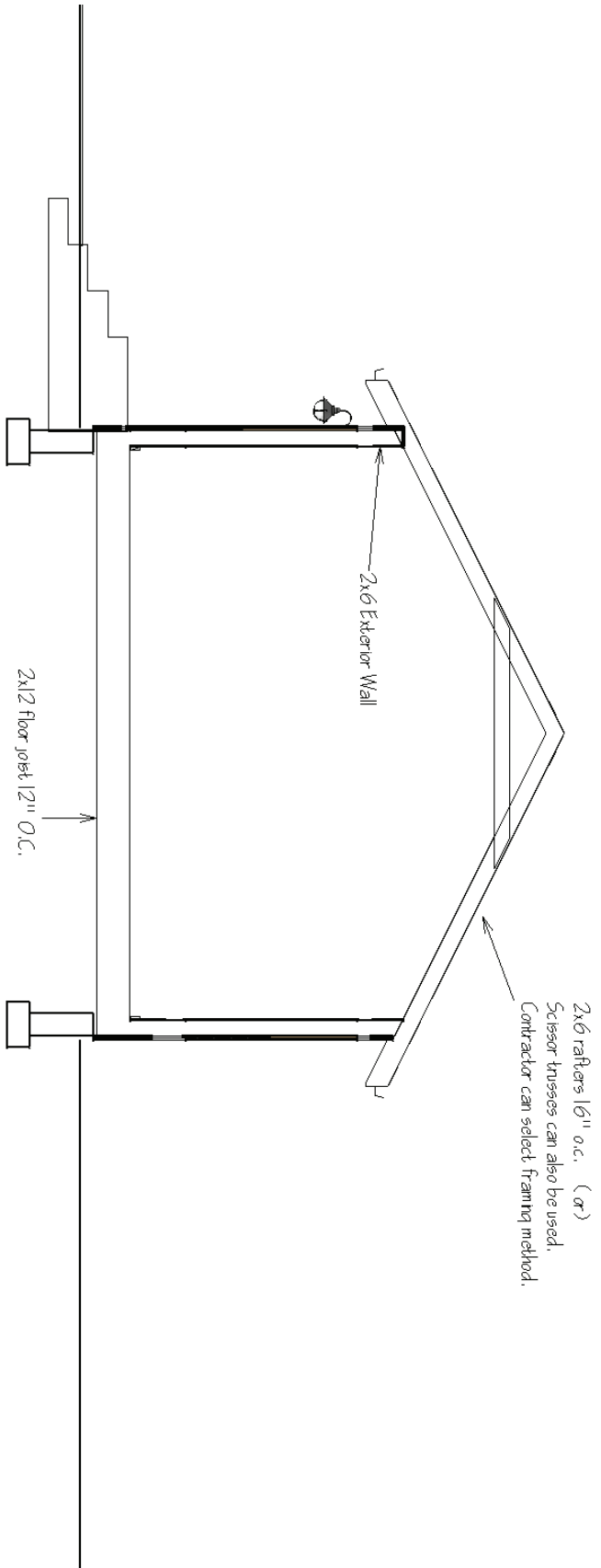
## What this Family Room Specification Package can be used for:

- 1) You can use this package to expedite contractor bids, because each contractor is getting the same specification sheet; you can truly compare pricing
- 2) You can change the overall dimensions of this package by simply penciling it in.
- 3) You use this package to get material estimates.
- 4) You can use this package to be your own general contractor, and get bids for each stage of the project.
- 5) You can use this package to approach an architect, and present to him (her) the concept you are looking to build.

## Initial Estimate Sheet

We have provided you with an initial estimate sheet. This sheet should be filed out by you, and your contractor(s) on the day of the initial estimate. By filling this sheet out together, you will be on the same page with each contractor you meet with. Every contractor who provides you with an estimate should return the sheet with the grand total for your project.

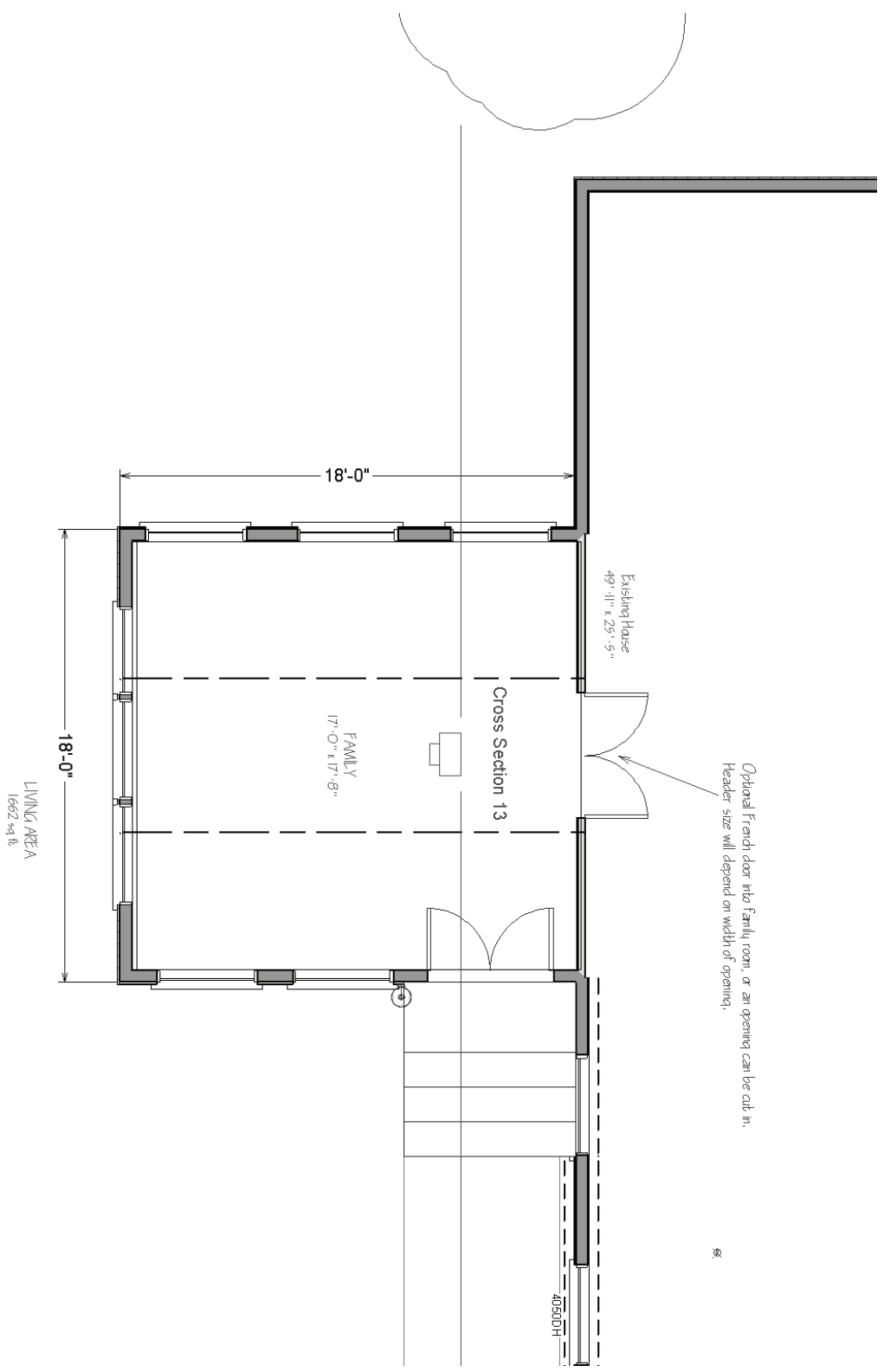


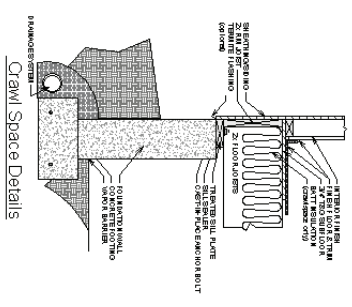
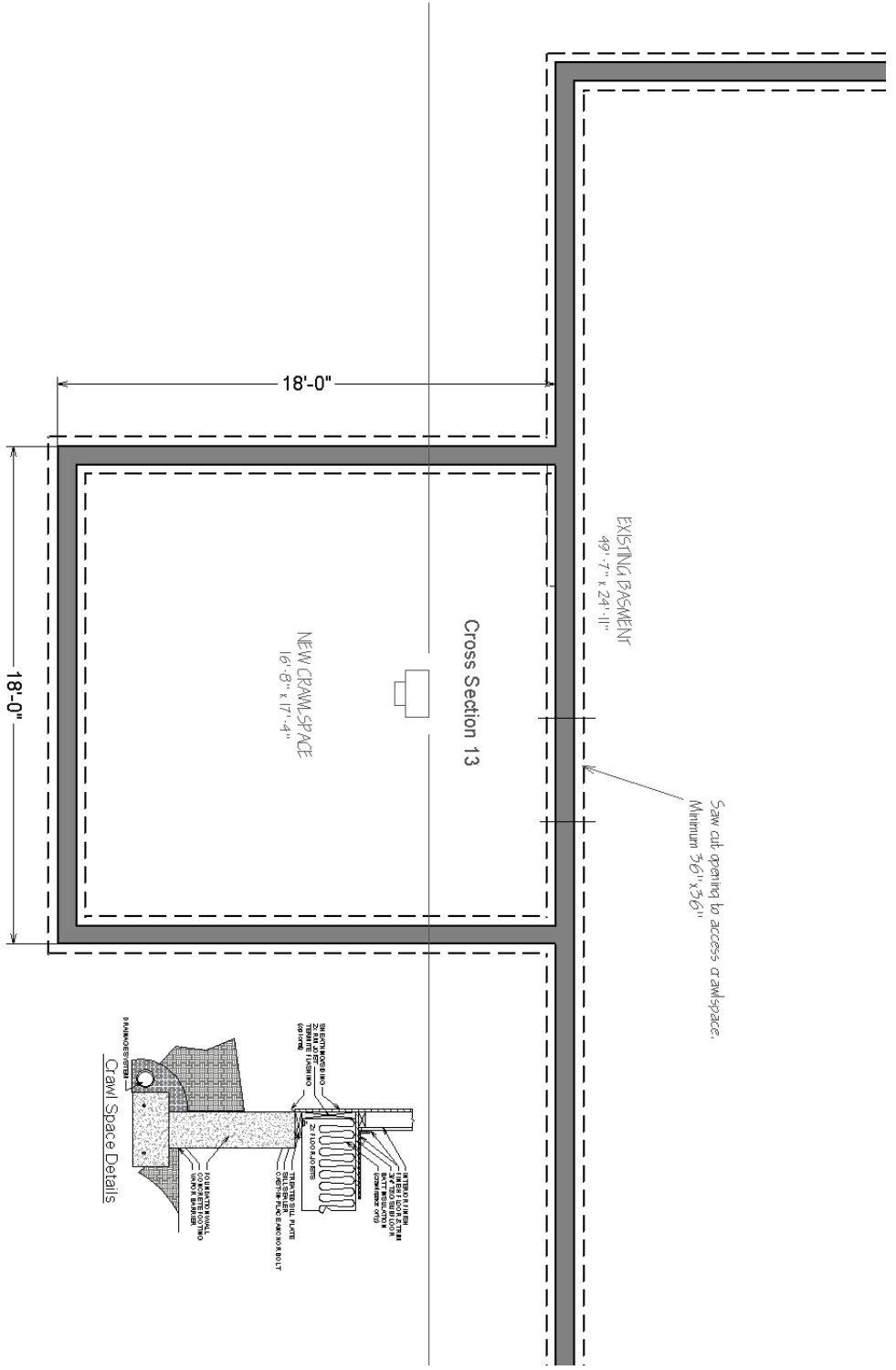


2x6 Exterior Wall

2x12 Floor joist 12" O.C.

2x6 rafters 16" o.c. (or)  
Scissor trusses can also be used.  
Contractor can select framing method.





### Framing Material List

<b>Foundation:</b>	<b>Item</b>	<b>Size</b>	<b>Length</b>	<b>QTY</b>	<b>Note</b>
	Sill plate	2x6	16'	4	Pressure treated
	Sill Seal			1 roll	

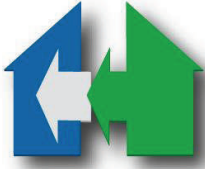
<b>Floor system:</b>	<b>Item</b>	<b>Size</b>	<b>Length</b>	<b>QTY</b>	<b>Note</b>
	Floor joist	2x12	18'	20	
	Rim Joist	2x12	18'	3	OSB
	Sheathing OSB	4x8x3/4 T+G		11	OSB
	Subfloor glue			4 tubes	

<b>Walls:</b>	<b>Item</b>	<b>Size</b>	<b>Length</b>	<b>QTY</b>	<b>Note</b>
	Exterior wall stud	2x6	8'	60	DougFir
	Top Plate	2x6	18'	6	DougFir
	Bottom Plate	2x6	18'	3	DougFir
	spring brace	2x4	16'	6	DougFir
	Sheathing	4x8x1/2		15	OSB
	House wrap			1 roll	
	Header	2x8	8'	8	DougFir

<b>Roof:</b>	<b>Item</b>	<b>Size</b>	<b>Length</b>	<b>QTY</b>	<b>Note</b>
	Ceiling joist	2x6	18'	18	DougFir
	Rafter	2x6	14'	38	DougFir
	Roofing plywood	4x8x1/2		15	CDX
	Ridge board	2x8	18'	1	DougFir
	Facsia	2x6	18'	4	DougFir



# The Complete Home Addition Checklist *by Simply Additions*

Contractor Prep Sheet – Just fill out what you expect from the contractors estimate and print one for each contractor (leave questions blank if unsure)

Date:

Customer Name:

Address:

Phone Number(s):

Email Address:

General Description of Work

Architectural Plans	Permit Fees	Portable Toilet	Demolition	Dumpster
<input type="checkbox"/> Included	<input type="checkbox"/> Included	<input type="checkbox"/> Included	<input type="checkbox"/> Included	<input type="checkbox"/> Included
<input type="checkbox"/> Not included	<input type="checkbox"/> Not included	<input type="checkbox"/> Not included	<input type="checkbox"/> Not included	<input type="checkbox"/> Not included

Foundation Work
<input type="checkbox"/> Concrete piers <input type="checkbox"/> Slab with crawl space <input type="checkbox"/> Slab on grade (Garage floor foundation) <input type="checkbox"/> Full Basement <input type="checkbox"/> Provide New Basement Hatchway Footing Drains <input type="checkbox"/> Yes <input type="checkbox"/> No Sump Tank <input type="checkbox"/> Yes <input type="checkbox"/> No Mechanical lines/Equipment in way of addition <input type="checkbox"/> Yes <input type="checkbox"/> No Septic system in way of addition <input type="checkbox"/> Yes <input type="checkbox"/> No

Wall Framing	Roof Framing	Floor Framing	Gutters
<input type="checkbox"/> 2x4 Exterior <input type="checkbox"/> 2x6 Exterior	<input type="checkbox"/> Stick framed <input type="checkbox"/> Truss Roof	<input type="checkbox"/> Truss Joist <input type="checkbox"/> Conventional lumbar <input type="checkbox"/> Concrete floor	<input type="checkbox"/> Yes <input type="checkbox"/> No

Roofing Shingles	Roofing Area
<input type="checkbox"/> 3-Tab <input type="checkbox"/> Architectural <input type="checkbox"/> Clay <input type="checkbox"/> Metal roofing	<input type="checkbox"/> None <input type="checkbox"/> Existing house and addition <input type="checkbox"/> Addition only

Siding Type	Siding Area
<input type="checkbox"/> Vinyl <input type="checkbox"/> Clapboard <input type="checkbox"/> Aluminum siding <input type="checkbox"/> Brick <input type="checkbox"/> Stone <input type="checkbox"/> Cedar	<input type="checkbox"/> None <input type="checkbox"/> Existing house and addition <input type="checkbox"/> Addition only

Floor Insulation	Wall Insulation	Ceiling Insulation
<input type="checkbox"/> None <input type="checkbox"/> R11 Batt insulation <input type="checkbox"/> Other:	<input type="checkbox"/> None <input type="checkbox"/> R19 Batt insulation <input type="checkbox"/> Other:	<input type="checkbox"/> None <input type="checkbox"/> R30 Batt insulation <input type="checkbox"/> Other:

Drywall	Paint
<input type="checkbox"/> ½" sheetrock with primer coat <input type="checkbox"/> ½" sheetrock without primer coat <input type="checkbox"/> Fire rated sheetrock <input type="checkbox"/> None	<input type="checkbox"/> None <input type="checkbox"/> Paint interior walls <input type="checkbox"/> Paint exterior walls <input type="checkbox"/> Paint ceilings <input type="checkbox"/> Paint trim <input type="checkbox"/> Paint doors and windows

Windows	Quantity	Grids	Interior Finish
<input type="checkbox"/> None <input type="checkbox"/> Double Hung <input type="checkbox"/> Awning <input type="checkbox"/> Casement <input type="checkbox"/> Picture		<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> None <input type="checkbox"/> Pine <input type="checkbox"/> Oak <input type="checkbox"/> Primed Interior

Door Type	Quantity
<input type="checkbox"/> Entry door with half glass <input type="checkbox"/> Fire doors for garage <input type="checkbox"/> French Door <input type="checkbox"/> Patio Slider <input type="checkbox"/> Custom <input type="checkbox"/> Match existing front door	



<b>Flooring Type</b>		<b>Flooring Area</b>	
<input type="checkbox"/> None	<input type="checkbox"/> Carpet	<input type="checkbox"/> All rooms	<input type="checkbox"/> Bathroom
<input type="checkbox"/> Oak	<input type="checkbox"/> Cherry	<input type="checkbox"/> Bedroom	<input type="checkbox"/> Kitchen
<input type="checkbox"/> Pine	<input type="checkbox"/> Ceramic	<input type="checkbox"/> Living room	<input type="checkbox"/> Family room
<input type="checkbox"/> Travertine	<input type="checkbox"/> Marble	<input type="checkbox"/> Hallway	<input type="checkbox"/> Mudroom
<input type="checkbox"/> Other:		<input type="checkbox"/> Other:	
<b>Flooring Type</b>		<b>Flooring Area</b>	
<input type="checkbox"/> None	<input type="checkbox"/> Carpet	<input type="checkbox"/> All rooms	<input type="checkbox"/> Bathroom
<input type="checkbox"/> Oak	<input type="checkbox"/> Cherry	<input type="checkbox"/> Bedroom	<input type="checkbox"/> Kitchen
<input type="checkbox"/> Pine	<input type="checkbox"/> Ceramic	<input type="checkbox"/> Living room	<input type="checkbox"/> Family room
<input type="checkbox"/> Travertine	<input type="checkbox"/> Marble	<input type="checkbox"/> Hallway	<input type="checkbox"/> Mudroom
<input type="checkbox"/> Other:		<input type="checkbox"/> Other:	
<b>Flooring Type</b>		<b>Flooring Area</b>	
<input type="checkbox"/> None	<input type="checkbox"/> Carpet	<input type="checkbox"/> All rooms	<input type="checkbox"/> Bathroom
<input type="checkbox"/> Oak	<input type="checkbox"/> Cherry	<input type="checkbox"/> Bedroom	<input type="checkbox"/> Kitchen
<input type="checkbox"/> Pine	<input type="checkbox"/> Ceramic	<input type="checkbox"/> Living room	<input type="checkbox"/> Family room
<input type="checkbox"/> Travertine	<input type="checkbox"/> Marble	<input type="checkbox"/> Hallway	<input type="checkbox"/> Mudroom
<input type="checkbox"/> Other:		<input type="checkbox"/> Other:	
<b>Flooring Type</b>		<b>Flooring Area</b>	
<input type="checkbox"/> None	<input type="checkbox"/> Carpet	<input type="checkbox"/> All rooms	<input type="checkbox"/> Bathroom
<input type="checkbox"/> Oak	<input type="checkbox"/> Cherry	<input type="checkbox"/> Bedroom	<input type="checkbox"/> Kitchen
<input type="checkbox"/> Pine	<input type="checkbox"/> Ceramic	<input type="checkbox"/> Living room	<input type="checkbox"/> Family room
<input type="checkbox"/> Travertine	<input type="checkbox"/> Marble	<input type="checkbox"/> Hallway	<input type="checkbox"/> Mudroom
<input type="checkbox"/> Other:		<input type="checkbox"/> Other:	

<b>Trim Material</b>		<b>Trim Type</b>		<b>Trim Finish</b>	
<input type="checkbox"/> Oak	<input type="checkbox"/> Pine	<input type="checkbox"/> Match existing	<input type="checkbox"/> Baseboard w/door and window casings	<input type="checkbox"/> stainable	<input type="checkbox"/> Paintable
<input type="checkbox"/> Other:		<input type="checkbox"/> Other:		<input type="checkbox"/> Other:	

<b>Kitchen Cabinets</b>	<b>Overall kitchen square footage</b>
<input type="checkbox"/> Linear feet of cabinetry	
<b>Countertop Material</b>	<b>Linear feet of countertop</b>
<input type="checkbox"/> Granite <input type="checkbox"/> Corian <input type="checkbox"/> Marble <input type="checkbox"/> Quartz <input type="checkbox"/> Laminate	
<b>Sink</b>	<b>Faucet</b>
<input type="checkbox"/> Contractor provides <input type="checkbox"/> Client provides <input type="checkbox"/> Client will select	<input type="checkbox"/> Contractor provides <input type="checkbox"/> Client provides <input type="checkbox"/> Client will select

<b>Bathrooms</b>	<b>Quantity</b>
<input type="checkbox"/> No bathrooms <input type="checkbox"/> Bathrooms included	
<b>Tub and Shower</b>	
<input type="checkbox"/> Client will provide <input type="checkbox"/> None <input type="checkbox"/> Jacuzzi tub <input type="checkbox"/> Corner fiberglass shower with glass door <input type="checkbox"/> Tile shower with frameless glass door <input type="checkbox"/> Fiberglass tub <input type="checkbox"/> Fiberglass tub and shower combo <input type="checkbox"/> Fiberglass shower	
<b>Vanity and Sink</b>	
<input type="checkbox"/> Pedestal sink <input type="checkbox"/> Single vanity <input type="checkbox"/> Double vanity	
<b>Vanity Top</b>	
<input type="checkbox"/> Cultured marble <input type="checkbox"/> Granite <input type="checkbox"/> Client will provide	
<b>Faucet</b>	
<input type="checkbox"/> Contractor provides <input type="checkbox"/> Client provides <input type="checkbox"/> Client will select	
<b>Toilettes</b>	
<input type="checkbox"/> None <input type="checkbox"/> Elongated <input type="checkbox"/> Standard <input type="checkbox"/> Client will provide	

Plumbing	HVAC
<input type="checkbox"/> Plumbing included <input type="checkbox"/> Client will provide <input type="checkbox"/> None	<input type="checkbox"/> HVAC included <input type="checkbox"/> Client will provide <input type="checkbox"/> Use existing baseboard <input type="checkbox"/> Use existing forced air <input type="checkbox"/> New Furnace <input type="checkbox"/> New AC <input type="checkbox"/> None
Adequate water pressure ?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Plumbing water supply tie-in	<input type="checkbox"/> Yes <input type="checkbox"/> No
Plumbing drain/vent tie in	<input type="checkbox"/> Yes <input type="checkbox"/> No
HVAC system tie-in	<input type="checkbox"/> Yes <input type="checkbox"/> No
HVAC brand and model # of unit	
Gas line tie-in	<input type="checkbox"/> Yes <input type="checkbox"/> No
Microwave/Exhaust/Fan/Dryer vent route	<input type="checkbox"/> Yes <input type="checkbox"/> No

Electrical	Cable TV Jacks
<input type="checkbox"/> Included <input type="checkbox"/> Client will provide <input type="checkbox"/> None	<input type="checkbox"/> Yes <input type="checkbox"/> No Qty:
Lighting	Telephone Jacks
<input type="checkbox"/> Recessed light cans <input type="checkbox"/> Junction boxes (client will provide fixtures) <input type="checkbox"/> Under cabinet lighting <input type="checkbox"/> Pendant lighting <input type="checkbox"/> Outdoor motion sensor flood lights <input type="checkbox"/> None	<input type="checkbox"/> Yes <input type="checkbox"/> No Qty:
<b>Hardwired Smoke Detectors</b>	<input type="checkbox"/> None <input type="checkbox"/> Carbon Monoxide and smoke detector <input type="checkbox"/> Smoke detector Qty:
Public or private utilities?	
Electrical service upgrade (overhead or underground)?	
Brand/available slots in panel box?	
Electrical circuit feed distance route?	

Paint	Allowance List
<input type="checkbox"/> Included <input type="checkbox"/> Client will provide <input type="checkbox"/> None	Tile: Carpet: Shower faucet: Sink faucets: