



*green building
alternatives* |

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FLOORING SPECIFICATIONS FOR 1744 JOHNSON ST.

VERSION 1 _ 02-07-2007



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Green Building Alternatives, LLC is soliciting Flooring proposals for a row home rehab project in Federal Hill, Baltimore.

About us and the project

Green Building Alternatives, LLC, is a startup green building business owned by Erik and Laura Steensen. We're initially focused on rehabbing this Baltimore City row home in Federal Hill for resale. Among the most quantifiably "Green" aspects of the project is that it will be Energy Star certified.

Project description

It's a single family row home located across from Riverside Park in Federal Hill, Baltimore that has been gutted. We expect rough-in and insulation to be complete mid-February.

Address of the property

1744 Johnson St
Baltimore, MD 21230

Bid request

We are asking each interested party for two proposals.

1. Labor and materials
2. Labor only (we supply materials)

Documentation downloads

The latest drawings and specifications organized by trade can be downloaded from <http://www.gbalternatives.com/johnsonst>

Note: The team members that compiled the specifications and drawings are not experts in either of the trades represented. Please review the documents with a critical eye and tell us if you see errors, bad design, or if you think there are better design alternatives.

Proposal submission

Please submit bids via fax or email. If you have comments or questions and prefer to talk with us by phone or in person, please include proposed dates and times when you are available in your message.

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SPECIFICATIONS

DIVISION 9. FINISHES

09000 – General - Contractor shall review construction documents and provide labor and materials pertaining to the finishes as required in said documents and as specified herein, while complying with all applicable building codes.

09600 – Floor Finishes - Contractor shall properly clean all surfaces to be covered and install appropriate underlayment or preparation per manufacturers recommendations.

09640 – Wood Flooring - Install a single layer of 15 lb felt vapor barrier between sub-floor decking and hardwood floors. When installing hardwoods over a concrete slab install a layer of 3/4” plywood as underlayment over 6 mil polyethylene. Along walls and permanent objects, install a 1” quarter round molding to conceal expansion area.

Pre-finished : Wood flooring shall be tongue and groove construction, 3/8”thick x 2 1/4”wide, random lengths with true square edge for a flat smooth surface. Wood flooring can be fastened with appropriate nails, staples or glue. Check specific manufacturer’s recommendations.

Flooring: custom wood tile

Wood species: thick stain grade wood, oak or similar

Surface color/finish: Natural

Specify: Manufacturer, description, color and item number

09650 – Vinyl Flooring - Install appropriate underlayment for all surfaces as described below or required by manufacturer. Properly clean and fill all surfaces leaving installation area smooth and free of foreign material. Cracks and expansion joints should be smooth and level. Wood sub-floors must be solid, free from movement and have a minimum of 18” of well ventilated air space below the structure. Follow pattern arrows on back of vinyl flooring for the direction of installation.

Sheet Vinyl: Install 6’-0”wide sheet vinyl as indicated per construction documents. Use appropriate adhesive material or installation method guidelines per manufacturers recommendations.

Specify: Manufacturer, description, color and item number

09680 – Carpet - Inspect all sub-flooring to insure a clean, dry and secure surface before installation. If filling compound is needed for floor leveling, a latex based sub-floor filler will be used.

Flooring Specifications
1744 Johnson St.

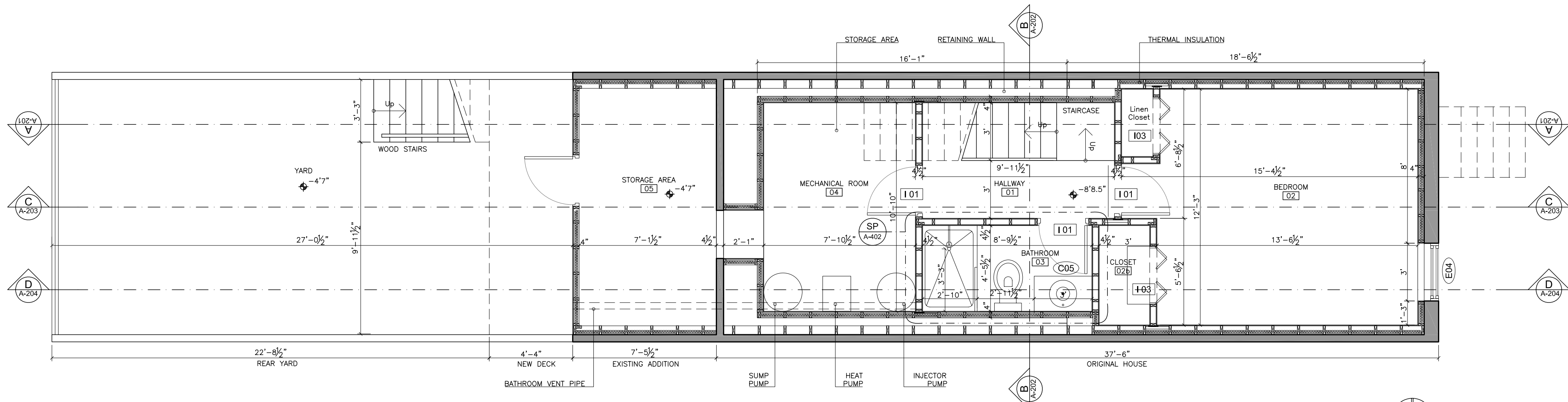
Installation: Carpet shall be installed to produce a tight, smooth, secure and uniform surface as indicated per construction documents and finish schedules. In areas where more than one width of carpet is required, precut the carpet to the proper length allowing for flash up at walls and through doorways. Position first two pieces of carpet, and cut seams by row cutting and trace cutting for the second piece in a manner that will produce a tight, uniform seam requiring a minimum amount of adjusting with a knee kicker.

Seams: Carpet seams shall be secured by a non-releasable backed low profile hot melt seaming tape per carpet manufacturers recommendations.

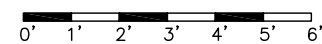
Specify Carpet: [Manufacturer, description, color and item number](#)

ROOM BY ROOM DETAIL

	Room	Area (sq ft)	Finish Material
BASEMENT	Hallway + Staircase	59,75	Custom wood tiles
	Bedroom	170,43	Custom wood tiles
	Bedroom Closet	13,56	Custom wood tiles
	Bedroom Linen Closet	5,69	Custom wood tiles
	Bathroom	39,20	Vinyl sheets
	Mechanical Room	85,31	Concrete slab
	Storage Area	87,88	Concrete slab
FIRST FLOOR	Living Room / Dining Area / Staircase	404,76	Custom wood tiles
	Kitchen	140,50	Linoleum sheets
SECOND FLOOR	Hallway + Staircase	127,95	Custom wood tiles
	Closet W/D	11,02	Custom wood tiles
	Heat Pump Closet	8,75	Custom wood tiles
	Front Bedroom	151,04	Custom wood tiles
	Front Bedroom Closet	20,123	Custom wood tiles
	East Bathroom	47,44	Vinyl sheets
	West Bathroom	47,44	Vinyl sheets
	Rear Bedroom	134,72	Custom wood tiles
	Rear Bedroom Closet	9,43	Custom wood tiles
THIRD FLOOR	Hallway + Staircase	69,80	Custom wood tiles
	Master Bedroom Hallway	61,75	Carpet
	Master Bedroom	191,32	Carpet
	Master Bedroom Linen Closet	6,23	Carpet
	Walk-in Closet	33,75	Carpet
	Master Bathroom	55,50	Vinyl sheets
TOTALS BY MATERIALS	Custom wood tiles	1187,02	
	Vinyl sheets	189,58	
	Linoleum sheets	140,50	
	Carpet	293,05	
	Concrete slab	173,19	



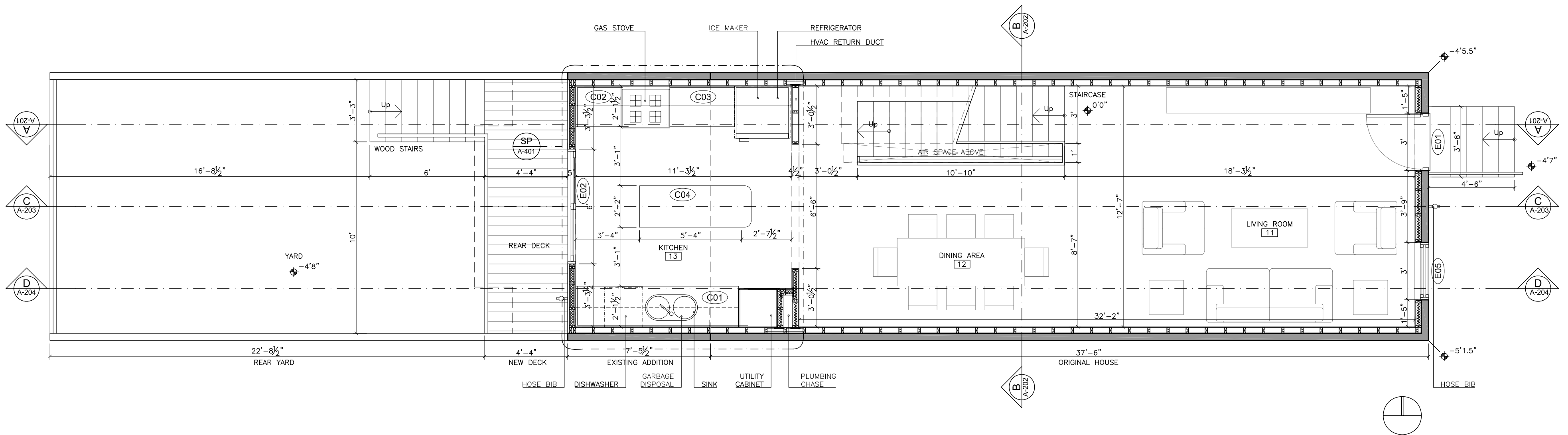
BASEMENT PLAN
SCALE 1/4"=1'



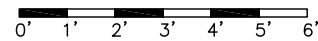
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GREEN BUILDING ALTERNATIVES

PROJECT	Residence in 1744 Johnson St. Baltimore, MD 21230			SCALE	DATE	REV. N°
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				FD	CA	
				FILE NAME	SHEET	
				A_GB_100_R14.dwg	A-100	
REV. N°	DESCRIPTION	DATE	APPROVED			
R9	Internal Information	05/19/06				
R10	Internal Information	06/15/06				
R11	Internal Information	07/06/06				
R12	Internal Information	09/11/06				
R13	Internal Information	11/07/06				
R14	Internal Information	12/18/06				

Note: All structural and construction elements are to be specified by specialist, and shall be incorporated to construction drawings. All dimensions given are subject to job site verification and adjustment to fit job site conditions.

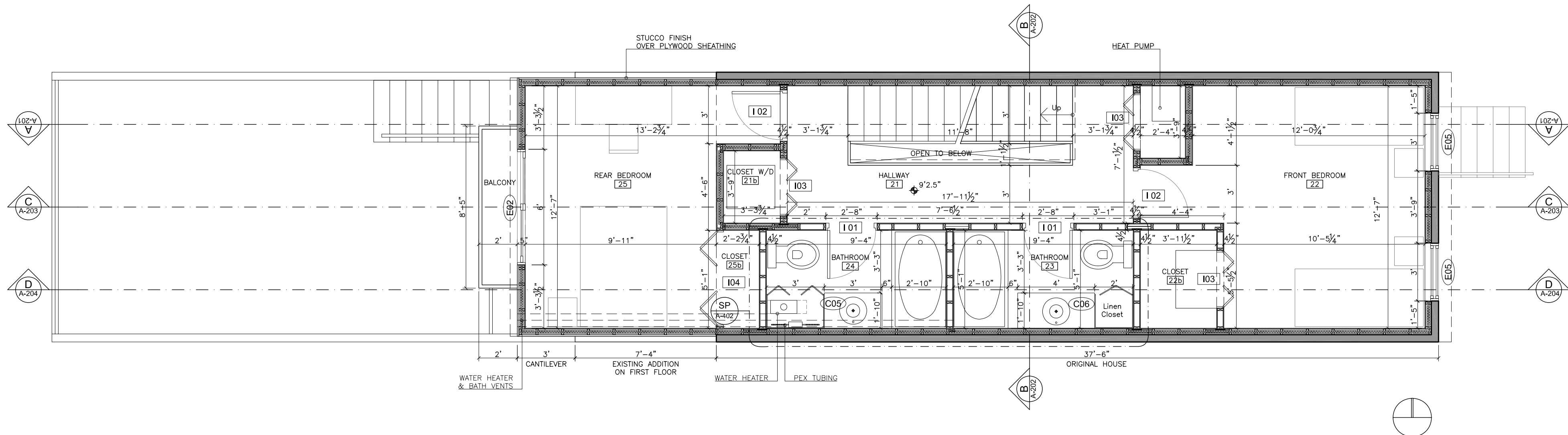


FIRST FLOOR PLAN
SCALE 1/4"=1'



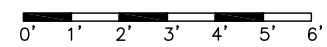
GBA
GREEN BUILDING ALTERNATIVES

PROJECT	Residence in 1744 Johnson St. Baltimore, MD 21230			SCALE	DATE	REV. N°	REV. N°	DESCRIPTION	DATE	APPROVED	Note: All structural and construction elements are to be specified by specialist, and shall be incorporated to construction drawings. All dimensions given are subject to job site verification and adjustment to fit job site conditions.
CLIENT	Erik Steensen Laura Steensen			1/4"=1'	12/18/06	14	R8	Internal Information	05/19/06		
TITLE	PROJECT DESIGN FIRST FLOOR PLAN			DRAWN BY	REVISED BY	APPROVED BY	R9	Internal Information	06/15/06		
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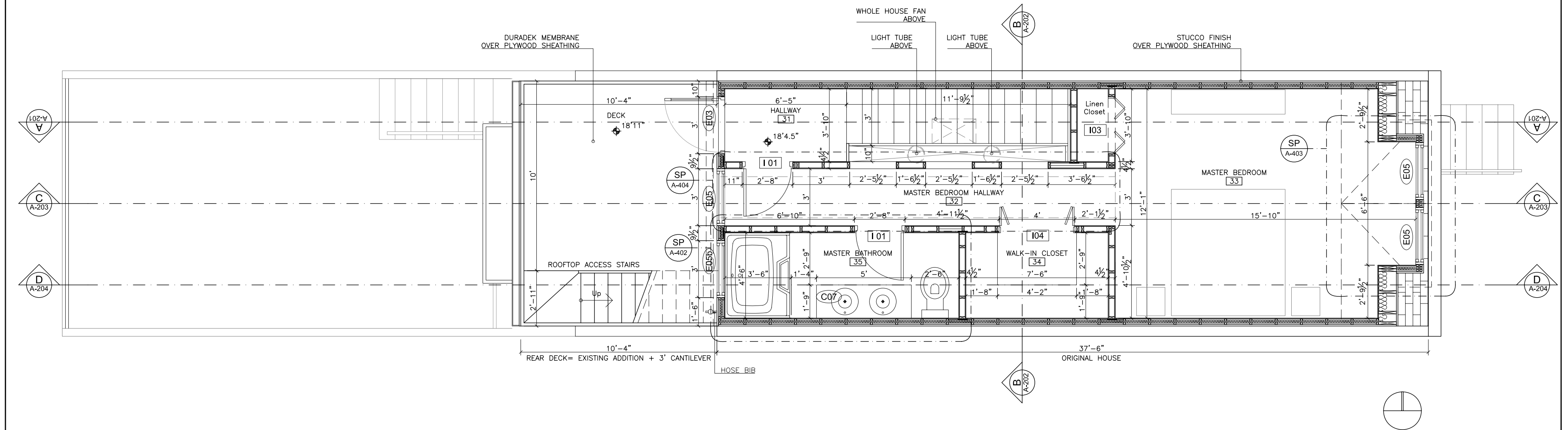
SECOND FLOOR PLAN

SCALE 1/4"=1'

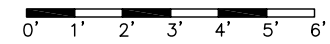


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GREEN BUILDING ALTERNATIVES

PROJECT Residence in 1744 Johnson St. Baltimore, MD 21230		SCALE 1/4"=1'	DATE 12/18/06	REV. N° 14	REV. N°	DESCRIPTION	DATE	APPROVED
CLIENT Erik Steensen Laura Steensen		DRAWN BY FD	REVISED BY CA	APPROVED BY	R9	Internal Information	05/19/06	Note: All structural and construction elements are to be specified by specialist, and shall be incorporated to construction drawings. All dimensions given are subject to job site verification and adjustment to fit job site conditions.
TITLE PROJECT DESIGN SECOND FLOOR PLAN		FILE NAME A_GB_102_R14.dwg	SHEET A-102	R10	Internal Information	06/15/06		
				R11	Internal Information	06/27/06		
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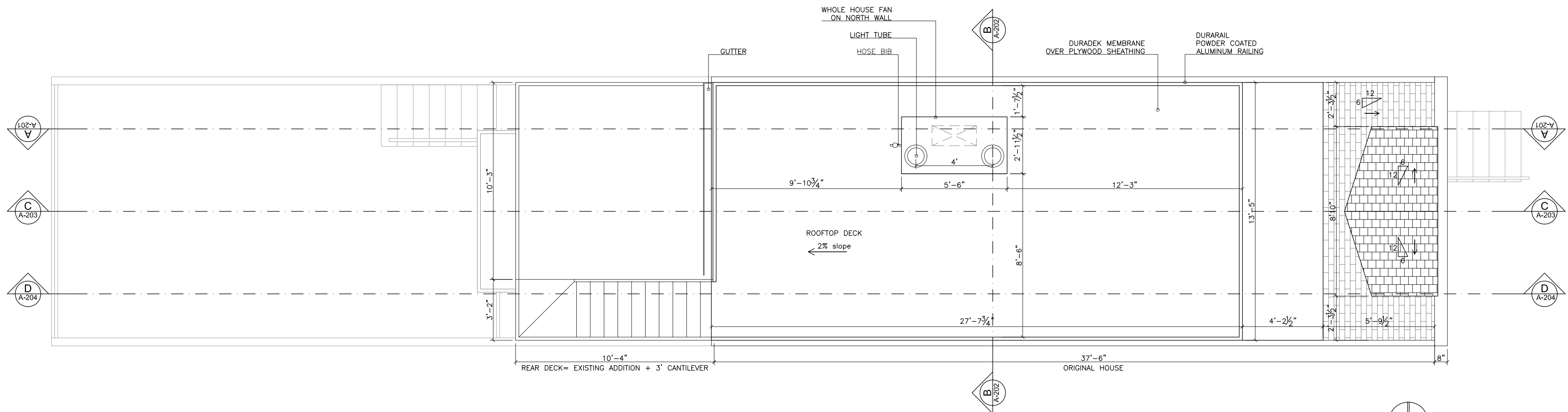


THIRD FLOOR PLAN
SCALE 1/4"=1'



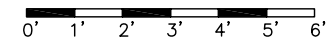
GBA
GREEN BUILDING ALTERNATIVES

PROJECT	Residence in 1744 Johnson St. Baltimore, MD 21230			SCALE	DATE	REV. N°	REV. N°	DESCRIPTION	DATE	APPROVED	Note: All structural and construction elements are to be specified by specialist, and shall be incorporated to construction drawings. All dimensions given are subject to job site verification and adjustment to fit job site conditions.
CLIENT	Erik Steensen Laura Steensen			1/4"=1'	12/18/06	14	R8	Internal Information	05/19/06		
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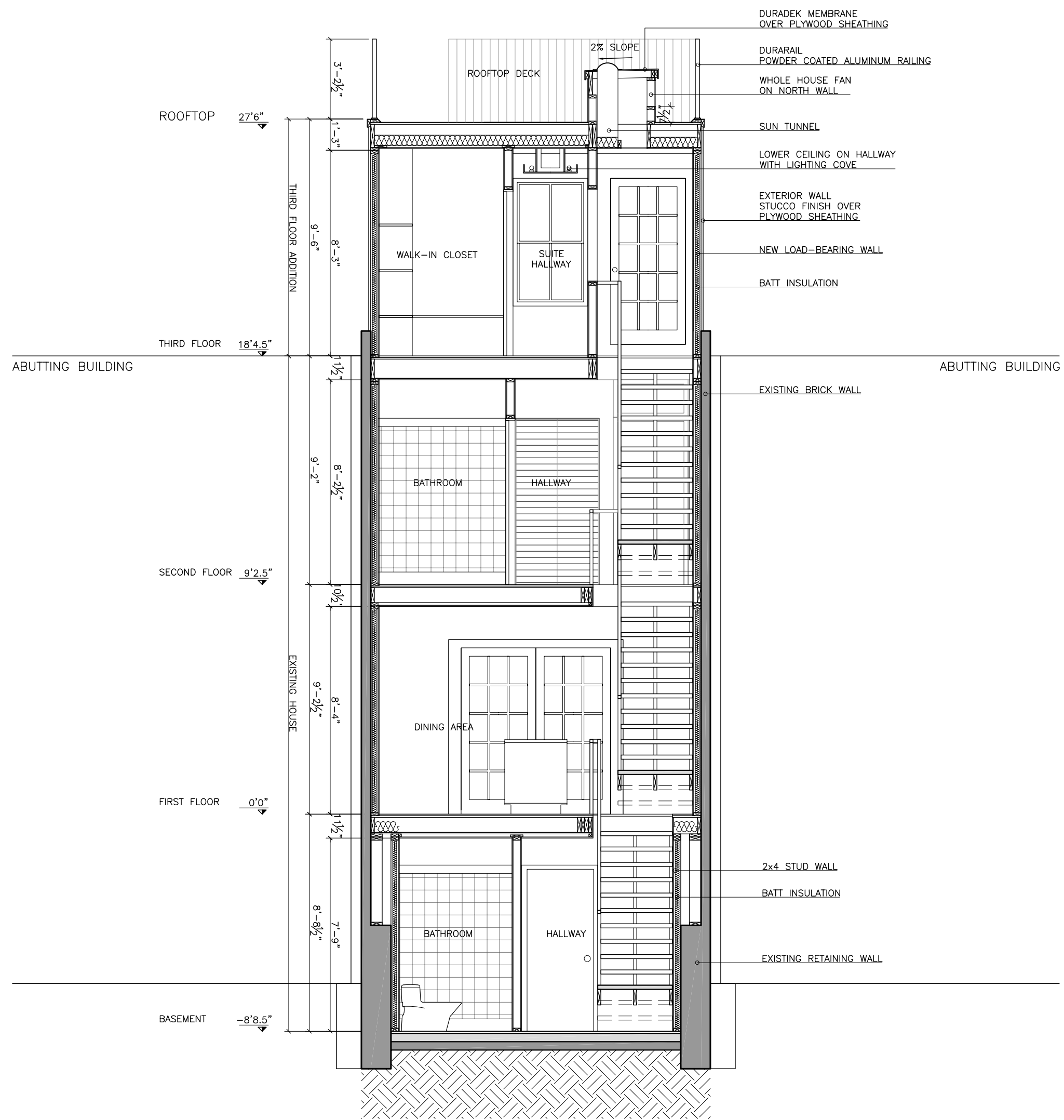
ROOFTOP PLAN

SCALE 1/4" = 1'



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GREEN BUILDING ALTERNATIVES

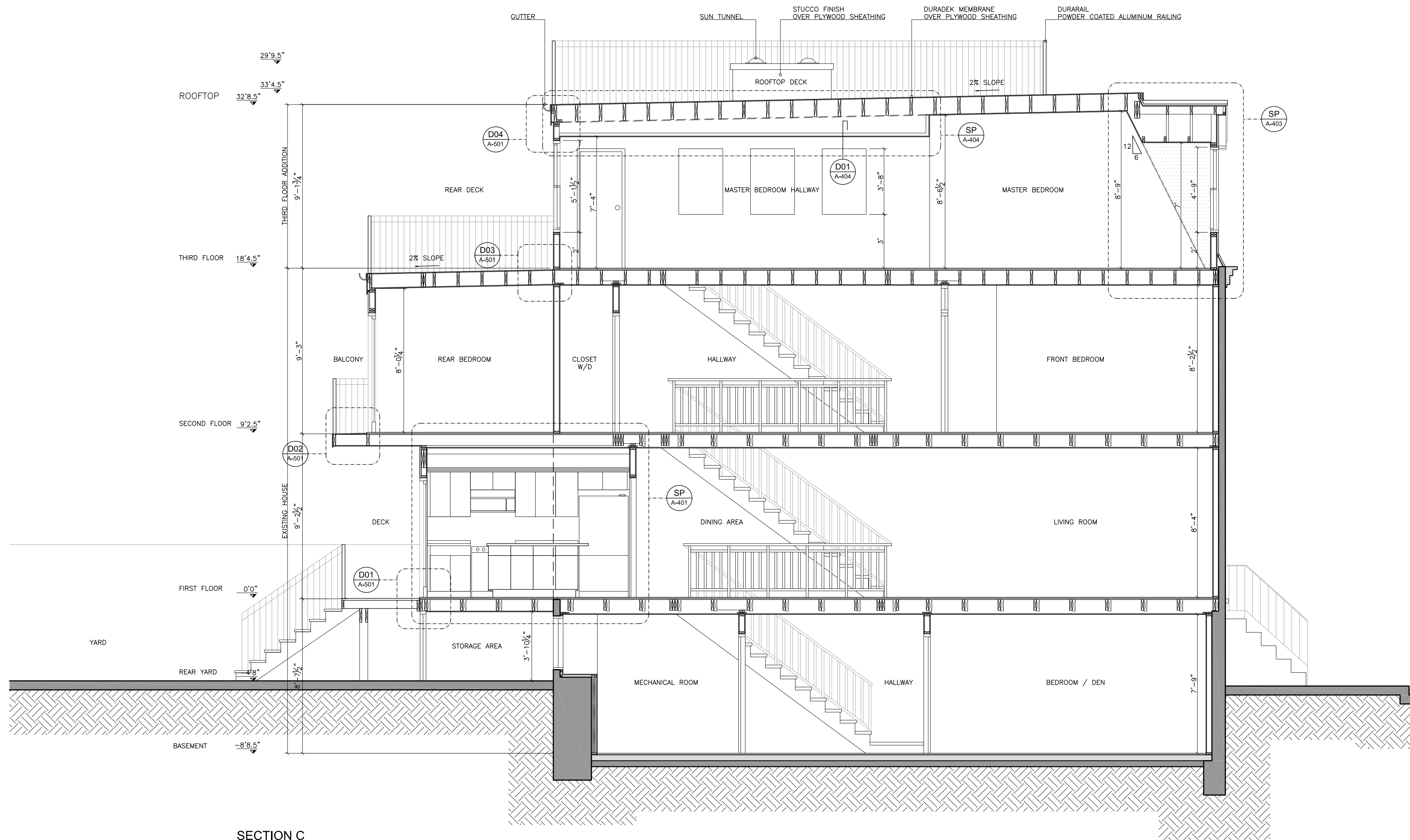
PROJECT	Residence in 1744 Johnson St. Baltimore, MD 21230			SCALE	DATE	REV. N°	REV. N°	DESCRIPTION	DATE	APPROVED	Note: All structural and construction elements are to be specified by specialist, and shall be incorporated to construction drawings. All dimensions given are subject to job site verification and adjustment to fit job site conditions.
CLIENT	Erik Steensen Laura Steensen			1/4"=1'	12/18/06	14	R9	Internal Information	05/19/06		
TITLE	PROJECT DESIGN ROOFTOP PLAN			DRAWN BY	REVISED BY	APPROVED BY	R10	Internal Information	06/15/06		
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				A_GB_104_R14.dwg		A-104	R13	Internal Information	12/06/06		
							R14	Internal Information	12/18/06		



SECTION B
SCALE 1/4"=1'

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GREEN BUILDING ALTERNATIVES

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CLIENT	Erik Steensen Laura Steensen			1/4"=1'	12/18/06	14	R8	Internal Information	05/19/06		
TITLE	PROJECT DESIGN SECTION B			DRAWN BY	REVISED BY	APPROVED BY	R9	Internal Information	06/15/06		
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				FILE NAME		SHEET	R11	Internal Information	07/06/06		
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							R13	Internal Information	12/06/06		
							R14	Internal Information	12/18/06		



SECTION C
SCALE 1/4"=1'

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GREEN BUILDING ALTERNATIVES

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CLIENT	Erik Steensen Laura Steensen			1/4"=1'	12/18/06	14	R8	Internal Information	05/19/06		
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							R13	Internal Information	12/06/06		
							R14	Internal Information	12/18/06		