

Porch Revision  
1506 Cornhill  
Kirkwood MO 63122

Owner:  
Phil and Dianne Koch  
(314) 822-8733

Construction Management (CM):  
Maple Park Development Corp.  
David Forrest  
1224 Dubois  
Kirkwood MO 63122  
(314) 965-4140

Specifically excluded from scope of work:

Roof replacement – planned as metal standing seam with integral gutters and downspouts. Roofing, gutter boards and fascia to be wrapped by roofing contractor and separately contracted by Owner. Owner will have existing roofing removed and replaced with ice & water shield in all affected areas. Painting/Finishes – by Owner

Construction cleanup and debris removal – By owner except for large concrete debris by excavation contractor.

Materials (uninstalled) and equipment unattended on job -- at sole risk of contractor supplying same.

Scope of work Included in Request for Proposals:

Excavation:

Removal of existing 5' x 7' porch, sill, and walkway to driveway.

Layout and excavation of footings and frost walls per plan.

Backfill of finished foundation and filling of porch area with crushed stone to subgrade.

Foundation:

Removal of existing 5' x 7' porch and walkway to driveway.

Layout and excavation of footings and frost walls per plan.

Provide option to include a stone form liner.

Installation of footings and frost walls, including 2 owner supplied sleeves (PVC).

Flatwork:

Embedded subgrade PVC hose access and drainage pipes and access box for existing hose bibb by owner, contractor to adjust to sit flush with top of finished porch.

Porch and sill per plan to overlap foundation by the thickness of a nominal 2x4.

Provide option for beveled cant edge strip top and bottom, with finished edge.

New 3' front walkway to driveway per layout by Owner/CM.

Carpentry:

Install all Owner supplied materials. Nail and connectors ¼ inch or less to be included in proposal..