

SITE CONTRUCTION

Site work shall include a new fence at rear alley entrance that will allow for car access. Basis of design: Overhead Garage Door or equal. Provide footings on each side. Provide new concrete pad at basement level for two car parking. Assume that the existing gas service is adequate. There are currently 2 gas meters. We will need a third, and the two existing shall be relocated somewhere in the current basement area.

Electrical service from the street will be upgraded for additional load that the basement unit will create. Two existing electrical panels will be relocated and replaced. A third panel will be installed for the third condominium unit.

Water line to the house will be upsized to accommodate new sprinkler system. Assume that a 3/4" line is currently existing and will have to be replaced with a 1 1/2" line.

DEMOLITION

Basement plumbing, electrical, and gas locations shall be relocated. Existing stair up from basement to main level shall be demolished. Two interior columns shall be removed at basement level. One new window opening in rear will be cut into basement masonry wall. Assume all interior partitions on upper three floors shall be demolished. Existing walls are plaster on lath. All existing electrical and plumbing shall be removed. Existing electrical is cloth wrapped wire.

CONCRETE

Basement shall be underpinned +/- 18". Underpinning shall be concrete, with appropriate reinforcing and footings. Provide a new slab on grade with 4" compacted fill and polyethylene vapor barrier. Below grade walls shall receive perimeter drainage tile all around, including party walls. Basement slab shall be minimum 4" deep, with mesh reinforcing and in-slab flexible tube heating fed by high efficiency gas-fired water boiler for radiant heat. Slab shall have appropriate control joints and be smooth pour to allow for thin set tile application.

Stairs down from sidewalk to basement unit shall be reconfigured and poured new. Provide adequate reinforcing and one metal handrail.

MASONRY

Existing masonry walls, both front and rear, shall be repointed but NOT painted. Areaway under stair up to main level will be repaired with matching infill brick and mortar. Existing stair walls up to main level shall be stripped and repainted.

METALS

Rear deck railings shall be welded metal 1" tubes with 1/4" horizontal infill at 4" OC. Tubes shall be maximum 4'-0" apart. Basement modification shall require a new steel beam (upset) running east-west that is approximately 22' long.

Provide allowance for existing metal coping repair at west elevation. Paint with compatible primer and semi-gloss exterior paint.

WOOD AND PLASTICS

All interior framing shall be wood stud construction. No new bearing walls are anticipated. All walls to be typical 2x4" studs at 16" OC. Assume that each unit will be a two bedroom unit with one bath and open living/dining/kitchen areas.

All existing decks on east side shall be repaired, which will consist of complete reframing of existing footprint and stairs down from main level to parking area.

Decking material repaired decks shall be Trex composite decking, or approved equal.

THERMAL AND MOISTURE PROTECTION

Roof shall be replaced with comparable modified bitumen roof; assume minimum 6 roofing penetrations. Install owner-provided solar panels; assume maximum 75% coverage of panels on roof.

Underside of roof trusses/ joists shall receive a minimum of R38 spray insulation, and all exterior walls shall receive a minimum of R19 spray insulation. Basis of design for insulation: polyurethane based closed cell spray foam insulation. Insulation shall be sprayed to fill all cavities.

DOORS AND WINDOWS

Main exterior doors shall be Masonite Steel Entry door, or equal, with solid wood core. Exact pattern to be determined, but provide at least (1) glass lite per exterior entry door. Main entry doors for main level are to be replaced like kind (2 leaves). Basement shall receive two steel entry doors with one glass lite each. Provide additional metal grate door at street basement entry.

Windows basis of design: Windsor Pinnacle clad primed pine interior and metal clad exterior. Metal clad color and finish by manufacturer. Provide screens at all operable window locations. All windows to be replaced for a total of 37 new windows.

Interior doors shall be pre-hung, single panel solid wood doors by Masonite, or equal. Doors shall be hung on stainless steel 3 knuckle hinges and shall have lever type hardware. Basis of design for typical hardware: Omnia Stainless Steel Door series. Pocket doors shall have Johnson Hardware, or equal, pocket door tracks for 2x4 and 2x6 stud walls (varies per location) and inset finger pull with locking mechanism where scheduled. Exact hardware to be determined in subsequent phase.

Roof shall have (1) fixed, curb-mounted Velux skylight (approximate size 2'x4') to replace existing.

FINISHES / PLUMBING

General:

All walls to be 5/8" drywall – tape and mud all joints, with 3 coats of paint. Basis of design for paint: Benjamin Moore Eco Spec. Provide painted 6" base with shoe mould. No crown moulding at ceiling. All walls scheduled to receive tile finish shall be constructed with appropriate cementitious backing.

Basement:

All basement floors that are not labeled shall receive thinset tile floor. Material allowance for tile \$8/sf.

All other floors (except baths):

All main level floors shall be site-finished 3/4" quarter sawn white oak flooring (stain color TBD) on substrate, sanded smooth and finished with at least (3) coats of water-based polyurethane.

Kitchens (all – total of 3):

Basis of design for cabinets shall be Ultracraft (or equal) full overlay doors with concealed hinges. Interior boxes shall be plywood (not MDF) and doors/drawers shall receive lever pulls (TBD). Countertop basis of design: quartz composite material by Caesarstone, 2" thick at face of cabinet. Appliances shall be by owner. Kitchen faucet basis of design: Hansgrohe Axor Citterio Prep Kitchen Faucet w/ Pull Out. Kitchen sink basis of design: Franke single bowl stainless steel series, undermount. Kitchen backsplash allowance: \$12/sf material cost.

Baths (total of 4):

Master bath lavatories basis of design: Kohler Ladena sinks. All lavatory, tub filler, and shower mechanisms/faucets basis of design shall be Kohler Stillness series. Provide allowance for custom wood vanities and natural stone tops at sinks. Toilet shall be Toto Comfort Height low flow series with soft-close lid. Provide allowance for Kohler accessories for (2) towel bars, (2) robe hooks, and (1) toilet tissue holder.

Floors shall be slip resistant porcelain tile with rectified edges (1/8" grout max.) on waterproof liner on plywood substrate. Material allowance for floor tile: \$8/sf. Walls shall be floor to ceiling tile on Durock (or equal) substrate. Material allowance for wall tile \$4/sf. Provide shower liner at walk-in showers (1).

Laundry closet (total of 3):

Provide hookup and vent for total of (3) laundry closets. Provide Bosch Axxis compact washer and dryer series with stacking kits.

SPECIALTIES

Provide direct-vent gas burning see-thru fireplace units (4) at existing masonry chimneys. Provide allowances for flue repair and cleaning at both masonry chimneys.

MECHANICAL

Upper two units shall have their own rooftop mounted compressor and interior fan coil unit. Provide minimum 18 SEER for both. Upper two units shall receive forced air heat. Basement unit shall have concrete pad mounted compressor located in the rear yard. Basement heat shall be provided by radiant slab heating that is powered through heat generated by owner-provided solar panels.

Each unit shall have a dedicated water heater. Water heaters shall be tankless type by Rheem, or equal. Provide separate high efficiency boiler backup for basement floor heating.

ELECTRICAL

Provide light fixture package allowance of \$20,000. Fixtures TBD, but anticipate using dimmable LED fixtures where appropriate. Landscape/exterior lighting allowance: \$1,000.

All electrical outlets and switches shall be out mounting heights as prescribed by universal design guidelines.

All fixtures that are dimmable shall be switched to dimmers, type: Lutron Diva. Where multiple switches occur, switches shall be ganged accordingly. Assume that 90% of fixtures will be on dimmers.

PLUMBING

Provide sump pump at basement that is tied into perimeter drain tile. Assume no sewer excavation is required for underpinning. All new plumbing can be of PVC type.

Entire building shall be fully sprinklered.