

Nero, Richard (DCOZ)

From: Will Couch <couch@foundryarchitects.com>
Sent: Wednesday, January 09, 2013 6:31 PM
To: DCOZ - BZA Submissions (DCOZ)
Cc: Dave Benson
Subject: Submission for BZA Case 18436_2nd hearing Jan 15 morning session
Attachments: BZA Case 18436_Supplemental Economic Evaluation.pdf; BZA Case 18436_2703 11th NW construction scope narrative.pdf

To whom it may concern,

I am submitting the requested documentation that demonstrates our case showing financial hardship if we are not granted a variance to 401.3. We worked through two scenarios, one showing if the rowhome were 2 units, and one where it is converted to 3 units. The 3 unit version is the only economically feasible option. Also attached are a contractor's detailed estimate and breakdown, real estate projections and comps, and a project construction narrative.

Please contact me with any questions.

Thanks,
Will Couch

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Will Couch AIA, LEED AP
Foundry Architects LLC
2022 Columbia Road NW #511
Washington, DC 20009
202-236-9975

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18436
EXHIBIT NO. 35

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Board of Zoning Adjustment
District of Columbia
CASE NO.18436
EXHIBIT NO.35

PROFIT AND LOSS ANALYSIS

Applicant: David Benson
Property: 2703 11th Street NW
BZA case number: 18436

Scenario A: Two Dwelling Units

Purchase Price	\$515,000.00*
Project cost for two units	\$598,324.00**
Design fees	\$40,000.00
Permit fees	\$11,984.00
10% construction contingency	\$59,832.00
Total project cost	\$1,225,140.00
Unit 1 projected purchase price	\$790,000.00***
Unit 2 projected purchase price	\$715,000.00***
Total gross sales	\$1,505,000.00
Taxes paid to date	\$20,400.00
Interest paid on loan to date	\$213,000.00
Carrying costs thru construction	\$35,000.00
Condominium conversion tax	\$78,000.00
Closing costs	\$70,000.00
Total expenses	\$416,400.00
Total expenses + Project cost	\$1,641,540.00
Loss	(-\$136,540.00)

* Purchase date December 2006

** Construction costs based upon estimate and contract from Landmark Construction, see Exhibit A

*** Sales costs based upon comps provided by Stages Realtors, See Exhibit B

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Scenario B: Three Dwelling Units

Purchase Price	\$515,000.00*
Project cost for three units	\$624,004.00**
Design fees	\$40,000.00
Permit fees	\$12,480.00
10% construction contingency	\$62,400.00
Total project cost	\$1,253,880.00
Unit 1 projected purchase price	\$490,000.00***
Unit 2 projected purchase price	\$590,000.00***
Unit 3 projected purchase price	\$750,000.00***
Total gross sales	\$1,830,000.00
Taxes paid to date	\$20,400.00
Interest paid on loan to date	\$213,000.00
Carrying costs thru construction	\$45,000.00
Condominium conversion tax	\$93,000.00
Closing costs	\$85,000.00
Total expenses	\$456,400.00
Total expenses + Project cost	\$1,577,280.00
Return	\$119,720.00

* Purchase date December 2006

** Construction costs based upon estimate and contract from Landmark Construction, see Exhibit A

*** Sales costs based upon comps provided by Stages Realtors, See Exhibit B

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EXHIBIT A

1

Foundry Architects PLLC
2703 11th Street, NW
Washington, DC 20001

December 17, 2012

Re: Proposal for 2703 11th Street, NW (Project Number #70531)

Dear Participants:

Washington Landmark is pleased to present the enclosed budget (see spreadsheet), and the general conditions for renovation work at the aforementioned project. This proposal is based on information that has been provided.

The total cost for this renovation work at 2703 11th Street, NW Washington, DC; based on this proposal is \$624,004 (Six Hundred and Twenty Four Thousand and Four Dollars).

We must receive a signed copy of this contract before work can begin.

Please contact me if you have any questions or need additional information. We look forward to working with you on this project.

Sincerely,

Karl A. Voglmayr

I hereby contract with Washington Landmark to complete the work described above for project #70531 (written attachment, spreadsheet, and at time of contract acceptance the AIA document A105—2007--Standard Form of Agreement Between Owner and Contractor for a residential or small commercial project). Additions, deletions, and/or modifications to this contract must be agreed to with a separate signature; contract prices will change accordingly.

Agreed to Accepted by: _____ Date _____

Washington Landmark • 4955 Butterworth Place, NW • Washington, DC 20016

EXHIBIT A

2

2703 13th Street, NW
Washington, DC 20001

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Project #70531
December 17, 2012

GENERAL CONDITIONS

Pricing produced by WLC is the property of WLC and shall not be made available or used in any form by any person or organization, without written consent from WLC.

Owner shall direct all inquiries and requests for additional work through WLC offices and not the field personnel or its subcontractors (Phone: 202/332-2700 fax:202/966-2978 or mobile 202/439-7701/2).

Twenty percent (20%) of the contract value is required at signature. The remaining eighty percent (80%) will be due on mutually agreed points in the project, and on a percentage completed basis.

Any additional work will be handled under a change order to this contract. Any additional work requested outside the scope of work as described in the contract must be in writing and agreed upon by both parties, and will be based on a cost (labor and material) plus Ten percent (10%) markup. A Fifty Percent Deposit is required on all signed change orders.

Work will commence 10 working days after receipt of the signed contract and deposit. (We anticipate starting the first of April). (Working days are Monday through Friday; Saturday and Sunday are optional and do not count towards a "working day"). We anticipate a construction schedule of 180 working days (Federal holidays or closure will not count against the construction schedule). Any additional work will be handled under a change order to this contract. Furthermore, for every additional Two Thousand Five Hundred Dollars of signed changes, an additional 5 working days will be added to this contract.

WLC personnel and its subcontractors are to have scheduled (to be approved by the client) access to the site throughout the duration of the project.

We include removal of debris associated with this project to an off-site location.

Mechanical, electrical and plumbing permits and inspections are included in our proposal. Client will obtain building permit.

We exclude the occupancy permit (not needed for single family residences).

We exclude the testing and inspection of existing utilities.

We exclude the capping, closing, abandonment and/or relocation of existing utilities not shown or anticipated.

EXHIBIT A

3

2703 13th Street, NW
Washington, DC 20001

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Project #70531
December 17, 2012

We assume the owner will obtain the necessary easements, right-of-way and permissions from adjacent property owners and/or public authorities, including trash pick-up, parking and utilities access, etc.

We exclude charges for permanent power (Pepco charges).

WLC excludes work associated with the removal, relocation or mitigation of hazardous materials, including PCB's, asbestos, etc.

Our price is based on a preliminary vision and is open to change through the selection of materials by the owner. All materials and labor allowances will be documented by presented receipts, which will change the contract value.

All actual units that are counted as "each" on the spreadsheet (if provided) will be verified reviewed and accounted for in an addendum.

All materials will be free from defects, of good quality, and new unless otherwise required or permitted. All materials that have been assigned a "material allowance" must be approved and authorized prior to installation by owner.

The owner will select from standard colors and standard paint (Benjamin Moore is included).

Washington Landmark Construction excludes Builders Risk Insurance, but includes general liability insurance. Also, the owner can be listed as an additional insured on the general liability policy.

Washington Landmark requests **three** complete and labeled sets of keys to the project. Please verify that the locks and keys function.

Existing site utilities do not interfere with the performance of the work.

Allowance items are indicated in the Specification Division of the spreadsheet or as stated.

The owner shall provide at no cost to the Contractor the following: access to water, and power for tools and lighting. The owner shall provide space for storage and staging of materials and equipment.

One-year warranty on all construction work after the substantial completion (when the space is deemed move-in ready by owner or the owner moves in, whichever comes first) date.

EXHIBIT A

4

**2703 13th Street, NW
Washington, DC 20001**

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**Project #70531
December 17, 2012**

Washington Landmark Construction offices will be closed on December 24th (Christmas Eve) and will re-open on January 2nd. These dates will not be counted against the construction schedule.

The entire relation will start, proceed and finish in a spirit of neighborliness and friendliness.

All door, window, tile and paint schedules etc., are to be provided to the contractor in a timely manner.

Washington Landmark Construction requests the right to place a sign at/on the project.

Telephone, Alarm, Cable Television and/or Satellite services to be provided by the owner. This includes the final hook-ups and testing of signal strength and/or picture quality.

Material and services shall be selected thru vendors that are approved by Washington Landmark. If the client wishes to use different vendors of its choosing, responsibility for payment arrangements, will be borne by the client.

Construction bonds are not included.

We have excluded all Pepco Fees.

All exterior Walls to receive one layer of laminated drywall.

This is a full electric building (no gas).

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**3900 Watson Place, NW (Apt. #B/C—Building B)
Washington, DC 20016**

**Project #70516
August 31, 2012**

Clarifications/Scope :

We will skim over the textured sound proofing of the ceiling at the living spaces.

The entire parquet floor will be buffed or sanded with a (owner approved) stain sample, maybe a “chestnut” color.

Most doors will remain in place, however eight will be replaced, and we will be replacing the door knobs.

The electrical panel(s) will be consolidated and modernized.

The bathrooms, and kitchen will be completely redone. A master bathroom suite (consisting of two bathrooms---a his and a hers) will be created. The kitchen will be “opened” up so as “view” of the surrounding will be created.

The window treatments are not part of this contract.

We have included a contingency of \$2,500.

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**2703 11th Street, NW
Washington, DC 20001**

Dated: 12-17-12

#70531

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3696 Square Feet Interior Floor Area

Key: LS=Lump Sum;EA=Each; CF=Cubic Feet

MAL=Material Allowance;LF=Linear Feet; LA=Labor Allowance

MLAL=Material and Labor Allowance

Activities

1. Demolition/Set up/Clean

	QTY	UNIT	MATS.	LABOR	SUBS	TOTAL	COMMENT:
Misc. Demolition	1	LS	0	0	5500	5500	
Hauling (dumpsters-trash)	1	LS	0	0	4500	4500	job duration
Excavation for Basement	2090	CF	0.2	2.5	0	5643	
Dirt Removal	10	EA	0	0	450	4500	
Dumping Fee + Truck Lease	1	LS	600	600	200	1500	
Remove/Alter Old Electrical	1	EA	0	0	300	300	
Cap/remove pipes	1	LS	0	0	300	300	22243

2. Concrete/Masonry/Structure

Underpinning	156	LF	50	75	0	19500	
Rebar	1	EA	0	0	2000	2000	
Rebuild Front Stairs + Repour front Walk-way	1	LS	0	0	6000	6000	
Steel Columns	1	EA	500	200	0	700	
Structural elements (Steel W8 x 15)	1	EA	0	0	2500	2500	
Parking Pad	324	SF	7	7	0	4536	Excavation Included
Concrete (Flat) Pour	710	SF	6	6	0	8520	
Masonry Openings	2	EA	0	0	500	1000	44756

3. Exterior/Sitework

Water-proof with sump pump	1	EA	0	0	3500	3500	
Final Clean Yard	1	EA	0	0	200	200	
Front Yard Plantings	1	EA	0	0	500	500	4200

4. Floor/Ceiling/Wall/Roof Framing

Interior Wood Studs 2" x 4"-6"	3800	SF	1.5	1.25	0	10450	
Floor + Ceiling Framing 2"	3825	SF	2	2	0	15300	
Roof Framing	0	SF	3	2	0	0	included
Plywood subfloor (3/4")	4794	SF	2	1	0	14382	

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Bulk-heads/misc. framing	1 LS	0	0	4000	4000	44132
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5. Roofing

Flat Roof-Rubber	1200 SF	3	3	0	7200	
Flat Rubber Roofing (Front)	1 LS	0	0	750	750	
Flashing-Edging	160 LF	7	7	0	2240	
Gutter and Downspout	50 LF	4	6	0	500	10690

6. Siding/Trim

Exterior Trim at Windows and Doors	35 EA	50	50	0	3500	
Exterior Trim at Rake Board	1 LS	0	0	500	500	4000

7. Exterior Porch + Deck

Front Rail System	1 EA	0	0	1500	1500	
Repair Deck (New Deck Boards (Trex) + New Rails)	1 LS	0	0	5000	5000	6500

8. Doors/Windows

Skylight	1 EA	0	0	750	750	
Windows	31 units	550	100	0	20150 MAL	
Exterior Door	6 EA	1500	200	0	10200	
Misc. Hardware	1 LS	1000	0	0	1000 mailslots, door-bumpers,	
Door Hardware	28 MAL	40	35	0	2100	
Entrance Doors	2 EA	0	0	750	1500	
Interior Doors	37 EA	225	100	0	12025	47725

9. Plumbing

Rough in Plumbing	21 units	250	500	0	15750	
Ground Works	1 EA	0	0	2,000	2000	
Water + Sprinkler Connections @ Street	1 EA	0	0	15,000	15000 MAL	
Sprinkler System	3 EA	0	0	4,000	12000 MAL	
Hot-water Heater	3 EA	500	750	0	3750	48500

Bathrooms

Bath#1 Sink (Caxton-kohler) + Faucet (Toobi-kohler)	3 EA	278	100	0	1134	
Bath#1 Valve (kohleri) + Drain (Kerdi)	3 EA	500	200	0	2100	
Bath#2 Sink (kohler) + Faucet (kohler)	3 EA	400	100	0	1500	

Bath#2 Valve (kohler) + Tub-Americast-American Standard	3 EA	900	200	0	3300	
Bathroom Toilet (Toto)--guest	3 EA	300	100	0	1200	
Bathroom Toilet (Toto)--master	3 EA	400	100	0	1500	
Toilet Accessories	6 EA	250	200	0	2700	MAL
Bath Fans--QTXEN110	6 EA	132.5	100	100	1495	
Vanity + Tops--install + coordination	6 EA	50	100	800	5700	
Shower Pan (\$775) Creation	3 EA	775	300	0	3225	
Shower Doors	3 units	1000	50	0	3150	
Medicine Cabinets/Mirror	6 EA	300	50	0	2100	MAL
Thresholds	3 EA	100	20	0	360	for shower
Durock	600 SF	1.5	1	0	1500	
Tile (materials)	600 SF	0	0	3600	3600	MAL
Tile (installation)	600 SF	1	6	0	4200	MAL

38764

10. Heating and Cooling

HVAC System-(Duct manipulation of existing system + regi	3 MLAL	0	0	12000	36000	includes grills thru-out
Ducts for fans, dryers, stoves	12 EA	90	60	0	1800	37800

11. Electrical

Panel Manipulation (Circuits)	4 EA	0	0	1500	6000	
Outlets--Connections--new	140 EA	40	40	0	11200	
Switches (three-ways included)	100 EA	20	50	0	7000	
220 V (Dryer, Stove, H2O, Heater, Compressor)	15 EA	100	100	0	3000	
Dimmers	21 EA	30	5	0	735	non-magnetic
Fire Alarm	1 EA	0	0	7500	7500	MAL
ADT Security	3 EA	0	0	100	300	coordination
CTV or Telephone	10 EA	50	50	0	1000	
Doorbells	3 EA	100	100	0	600	
Smoke Detectors	12 EA	50	50	0	1200	

38535

Lighting:

Lighting Material Allowance (surface):	30 MAL	75	0	0	2250	
Lighting Material Allowance (recessed):	90 EA	200	0	0	18000	
Install of all lighting	120 EA	30	50		9600	

29850

12. Insulation

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R-38 at roof + between tenant space ceiling 3294 SF 1 1 0 6588 6588
Wall Insulation--R-19 + Floors 1 LS 0 0 above 0 None Contemplated

13. Interior Walls/Ceilings

Drywall Walls 8,696 SF 0.6 0.65 0 10870
Drywall Ceilings 5000 SF 0.6 0.7 0 6500 19370
Plaster Repairs/point-up at upstairs HVAC repair etc. 1 LS 0 0 2000 2000

14. Millwork and Trim

Hand Rails 1 LS 0 0 1000 1000
Interior Baseboard 1000 LF 5 2 0 7000 19000
Door Openings and Window (casing) 110 Sides 60 40 0 11000

15. Kitchen/Cabinets/Appliances

Counter 3 EA 0 0 2500 2500 coordination
Ikea Kitchens 3 EA 2000 1000 0 9000
Appliances R= \$1000/Stove= \$1200/DW=\$800/MW= \$600 3 EA 4600 250 0 14550 W/D=\$1000
Backsplash Tile 75 SF 10 10 0 1500
Sinks + faucet and disposal 3 EA 700 200 0 2700 30250

16. Floor Covering/Stairs

Staircases 2 EA 0 0 1500 3000 new treads and risers
Basement Tile 1018 SF 5 5 0 10180
New Hardwood Floors 3400 SF 4 4 0 27200 40380

17. Painting

Interior painting--Basement 1 MLAL 0 0 3000 3000
Interior painting--First Floor 1 EA 0 0 3000 3000
Interior painting--Second Floor + Mezzaine 1 EA 0 0 4500 4500
Exterior Painting 1 EA 0 0 3500 3500 14000

18. Specialities

Closet Rods and Shelves 100 MLAL 10 10 0 2000 Chrome Rods/Plywood Pa
Rear Fence 36 LF 10 10 0 720
Garage Door 1 EA 0 0 10000 10000 MAL 12720

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Sub-total

520003

520003

Overhead (8%) and Profit (12%)

104000.6

Grand Total:

624003.6

EXHIBIT B

Condo Conversion	
Unit #1	\$790,000 +/- \$20k
Unit #2	\$715,000 +/- \$20k
Total Sales	\$1,600,000 +/- \$40k
Unit #1	\$490,000 +/- \$20k
Unit #2	\$590,000 +/- \$20k
Unit #3	\$775,000 +/- \$20k
Total Sales	\$1,855,000 +/- \$60k

As-Is	
Potential Sale Price	\$550,000-\$600,000

Condo Sales within .75 Mile Radius Within Past 4-Months			
1421 Chapin St #32	\$590,000	1112	\$531
1120 Euclid St #PH3	\$805,000	1756	\$458
1300 Belmont St #401	\$445,000	733	\$607
1449 Harvard St #2	\$550,000	1150	\$478
1449 Harvard St #4	\$435,000	700	\$621
1449 Harvard St #5	\$440,000	800	\$550
1449 Harvard St #6	\$691,500	1200	\$576
1449 Harvard St #7	\$684,000	1200	\$570
1435 Chapin St #207	\$488,000	1000	\$488
1341 Irving St #B	\$680,000	1298	\$524
3004 13th St #3	\$670,000	1650	\$406
1449 Harvard St #	\$360,000	650	\$554
1321 Euclid St #402	\$490,000	1100	\$445
1341 Euclid St #A	\$610,000	1310	\$466
1341 Euclid St #D	\$775,000	1300	\$596
1103 Park Rd #8	\$680,000	1161	\$586
\$ /sq ft High			\$621
\$ /sq ft Low			\$445
Ave. \$ /sq ft			\$529

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Residential Gallery - Agent



1421-1423 CHAPIN ST NW #32, WASHINGTON, DC 20009-4510

List Price: \$599,000
Contr Date: 29-Jul-2012
Adv. Sub: U STREET CORRIDOR
Type: Garden 1-4 Floors
Model:
BR: 2 FB: 2 HB: 0
Heat/Cool/Wtr/Swr: Forced Air/Natural Gas/Central A/C/Electric/Public/Public Sewer
Park: Assigned, Prk Space Cnvs, Surface
Const: Brick, Concrete/Block
Showing Information: 24 Hour Notice, Call 1st-Pet, Call 1st-Showing Service, All Days, 10 AM - 7 PM
Showing Contact: Centralized Showing CSS
Company: Long & Foster Real Estate, Inc., LNG1
List Agent: Melinda Estridge

Total Taxes: \$4,454
Close Price: \$590,000
ADC Map: 1A1
Area:
Acres: Yr Blt: 1900

MLS#: DC7828584
Status: SOLD
Subsidy \$0
Gr Rent:
HOA: C/C: \$371
Tax Living Area: 1,112

Dock Conveys: Vacation: No
Water Front/View/Access: //

Remarks: A GREAT OPPORTUNITY AT AN AMAZING PRICE! Penthouse entertainer's delight! Sun drenched 2bd + den w lofted ceilings, chef's kitchen, hwd floors, fireplace, surround sound everywhere, private rooftop retreat w view of Washington Monument!! Steps to U St Corridor, Meridian Hill Park, bus/metro. Low condo fee incl deeded parking. Bring your pickiest buyers!

Directions: 15th St to right on Chapin, second to last building on left.



1120 EUCLID ST NW #PH 3, WASHINGTON, DC 20009

List Price: \$759,000
Contr Date: 27-Jun-2012
Adv. Sub: COLUMBIA HEIGHTS
Type: Semi-Detached
Model:
BR: 2 FB: 2 HB: 0
Heat/Cool/Wtr/Swr: Forced Air/Nat Gas Avail/Central A/C/Electric/Public/Public Sewer
Park: Assigned, Surface
Const: Brick
Showing Information: Call 1st-Showing Service, Show Anytime, Vacant, All Days, Other - Other
Showing Contact: CSS CSS
Company: Stages Premier, SRMD1
List Agent: Anthony Bozzi

Total Taxes:
Close Price: \$805,000
ADC Map: SEE MAP
Area:
Acres: Yr Blt: 1910

MLS#: DC7870001
Status: SOLD
Subsidy \$0
Gr Rent:
HOA: C/C: \$279
Tax Living Area:

Dock Conveys: Vacation: No
Water Front/View/Access: //

Remarks: *OPEN Sat/Sun 1-4pm*. Brand new and fabulous true 2BR/2BA + Den 3 lvl in a boutique 3 unit building. Completely new inside w/Beautiful finishes. Gourmet kitchen, stainless steel appliances. ROOF DECK!, 3 sides of windows, great open space and on-site parking INCLUDED! Perfect location just blocks to Columbia Hts & U St metro stations. Capitol Dome view! More info and plans www.capcityre.com

Directions: Entrance on Euclid Street NW at the corner of 12th Street NW.



1300 BELMONT ST NW #401, WASHINGTON, DC 20009-4802

List Price: \$459,000
Contr Date: 29-Jul-2012
Adv. Sub: COLUMBIA HEIGHTS
Type: Attach/Row Hse
Model:
BR: 2 FB: 1 HB: 0
Heat/Cool/Wtr/Swr: Forced Air/Electric/Central A/C/Electric/Public/Public Sewer
Park: Drvwy/Off Str
Const: Brick
Showing Information: Lockbox-Sentrilock, Show Anytime, Vacant, All Days, -
Showing Contact: Vacant Vacant
Company: Cranford & Associates, CRN1
List Agent: Judy Cranford

Total Taxes: \$3,188
Close Price: \$445,000
ADC Map: 5528 E3
Area:
Acres: Yr Blt: 1920

MLS#: DC7883879
Status: SOLD
Subsidy \$0
Gr Rent:
HOA: C/C: \$278
Tax Living Area: 657

Dock Conveys: Vacation: No
Water Front/View/Access: //

Remarks: ABSOLUTELY GLORIOUS PANORAMIC VIEW OVER CITY, Capitol and Washington Monument -- from this SPACIOUS Top Floor Terrace!! AND DEEDED PARKING SPACE!! WONDERFUL Urban Chic Flat - Top Floor and STUNNING! TWO BEDROOMS! FABULOUS Kitchen with Large Granite Breakfast Bar/Island & Stainless Appliances. VERY High Ceilings! Steps to U Street Corridor and METRO! Washer/Dryer in Unit. Open Sunday 7/29 1-4

Directions: From U, north on 13th, left on Belmont, property on corner on left.



1449 HARVARD ST NW #2, WASHINGTON, DC 20009

List Price: \$549,900
Contr Date: 18-Jul-2012
Adv. Sub: COLUMBIA HEIGHTS
Type: Attach/Row Hse
Model:
BR: 2 FB: 2 HB: 1
Heat/Cool/Wtr/Swr: Forced Air/Natural Gas/Central A/C/Electric/Public/Public Septic, Public Sewer
Park: Street
Const: Brick
Showing Information: Lockbox-Sentrilock, Show Anytime, Vacant, All Days, 9 AM - 9 PM
Showing Contact: Dwight Mortensen
Company: Coldwell Banker Residential Brokerage, CBRB
List Agent: Dwight Mortensen

Total Taxes:
Close Price: \$550,000
ADC Map: XXXX
Area:
Acres: Yr Blt: 1896

MLS#: DC7885346
Status: SOLD
Subsidy \$0
Gr Rent:
HOA: C/C: \$200
Tax Living Area:

Dock Conveys: Vacation: No
Water Front/View/Access: //

Remarks: Harvard Row is a new conversion of a hundred-year-old mansion into seven beautiful condos. Unit #2 has 2 levels, 2 bedrm+den/2.5 baths with balcony & 150 sq ft patio. Finishes included marble tile bathrooms, Kitchenaid appl, open living/dining rm as well as historic elements. Located in vibrant Columbia Heights, you can easily walk to Metro, shops, restaurants & more! Open Sun 1-3p (7/22)

Directions: Take 15th north from Downtown to right on Harvard Street, then go to 1449 on the left side.



Residential Gallery - Agent



1449 HARVARD ST NW #4, WASHINGTON, DC 20009

List Price: \$429,900
Contr Date: 22-Jul-2012
Adv. Sub: COLUMBIA HEIGHTS
Type: Attach/Row Hse
Model:
BR: 2 FB: 2 HB: 0
Heat/Cool/Wtr/Swr: Forced Air/Natural Gas/Central A/C/Electric/Public/Public Septic, Public Sewer
Park: Street
Const: Brick
Showing Information: Lockbox-Sentrilock, Show Anytime, Vacant, All Days, 9 AM - 9 PM
Showing Contact: Dwight Mortensen
Company: Coldwell Banker Residential Brokerage, CBRB
List Agent: David Bediz

Total Taxes:
Close Price: \$435,000
ADC Map: XXXX
Area:
Acres: Yr Bit: 1896

MLS#: DC7885366
Status: SOLD
Subsidy \$0
Gr Rent:
HOA: C/C: \$151
Tax Living Area:

Gar/Cpt/Assgn: //
List Date: 13-Jul-2012
H: (202) 361-4400
O: (202) 387-6180 F: (202) 387-6185
C: (202) 352-8456 O: C: (202) 352-8456

Dock Conveys: Vacation: No
Water Front/View/Access: //

Remarks: Harvard Row is a new conversion of a hundred-year-old mansion into seven beautiful condos. Unit #4 & 5 have 2 bdrm/2 bath with balcony and includes marble tile bathrooms, Kitchenaid appl, open living/dining rm as well as historic elements. Located in vibrant Columbia Heights, you can easily walk to Metro, shops, restaurants & more! Open Sun 1-3p (7/22)

Directions: Take 15th north from Downtown to right on Harvard Street, then go to 1449 on the left side.



1449 HARVARD ST NW #5, WASHINGTON, DC 20009

List Price: \$449,900
Contr Date: 20-Jul-2012
Adv. Sub: COLUMBIA HEIGHTS
Type: Attach/Row Hse
Model:
BR: 2 FB: 2 HB: 0
Heat/Cool/Wtr/Swr: Forced Air/Natural Gas/Central A/C/Electric/Public/Public Septic, Public Sewer
Park: Street
Const: Brick
Showing Information: Lockbox-Sentrilock, Show Anytime, Vacant, All Days, 9 AM - 9 PM
Showing Contact: Dwight Mortensen
Company: Coldwell Banker Residential Brokerage, CBRB
List Agent: Dwight Mortensen

Total Taxes:
Close Price: \$440,000
ADC Map: XXXX
Area:
Acres: Yr Bit: 1896

MLS#: DC7885382
Status: SOLD
Subsidy \$0
Gr Rent:
HOA: C/C: \$151
Tax Living Area:

Gar/Cpt/Assgn: //
List Date: 13-Jul-2012
H: (202) 361-4400
O: (202) 387-6180 F: (202) 387-6185
C: (202) 361-4400 O: (202) 387-6180 C: (202) 361-4400

Dock Conveys: Vacation: No
Water Front/View/Access: //

Remarks: Harvard Row is a new conversion of a hundred-year-old mansion into seven beautiful condos. Unit #5 has 800 sq ft, 2 bdrm/2 bath with bay window and includes marble tile bathrooms, Kitchenaid appl, open living/dining rm as well as historic elements. Located in vibrant Columbia Heights, you can easily walk to Metro, shops, restaurants & more! Open Sun 1-3p (7/15)

Directions: Take 15th north from Downtown to right on Harvard Street, then go to 1449 on the left side.



1449 HARVARD ST NW #6, WASHINGTON, DC 20009

List Price: \$649,900
Contr Date: 02-Aug-2012
Adv. Sub: COLUMBIA HEIGHTS
Type: Attach/Row Hse
Model:
BR: 2 FB: 2 HB: 1
Heat/Cool/Wtr/Swr: Forced Air/Natural Gas/Central A/C/Electric/Public/Public Septic, Public Sewer
Park: On-site Prk/Sale, Street, Surface
Const: Brick
Showing Information: Lockbox-Sentrilock, Show Anytime, Vacant, All Days, 9 AM - 9 PM
Showing Contact: Dwight Mortensen
Company: Coldwell Banker Residential Brokerage, CBRB
List Agent: David Bediz

Total Taxes:
Close Price: \$691,500
ADC Map: XXXX
Area:
Acres: Yr Bit: 1896

MLS#: DC7885395
Status: SOLD
Subsidy \$0
Gr Rent:
HOA: C/C: \$200
Tax Living Area:

Gar/Cpt/Assgn: //
List Date: 13-Jul-2012
H: (202) 361-4400
O: (202) 387-6180 F: (202) 387-6185
C: (202) 352-8456 O: C: (202) 352-8456

Dock Conveys: Vacation: No
Water Front/View/Access: //

Remarks: Harvard Row is a new conversion of a hundred-year-old mansion into seven beautiful condos. Unit #6 has tall ceilings, 2 levels, 2 bdrm/2.5 baths & 450 sq ft patio w/wet bar. Finishes included marble tile bathrooms, Kitchenaid appl, open living/dining rm as well as historic elements. Located in vibrant Columbia Heights, walk to Metro, shops & more! Parking spce avail for \$35k. Open Sun 1-3 (7/29)

Directions: Take 15th north from Downtown to right on Harvard Street, then go to 1449 on the left side.



1449 HARVARD ST NW #7, WASHINGTON, DC 20009

List Price: \$649,900
Contr Date: 22-Jul-2012
Adv. Sub: COLUMBIA HEIGHTS
Type: Attach/Row Hse
Model:
BR: 2 FB: 2 HB: 1
Heat/Cool/Wtr/Swr: Forced Air/Natural Gas/Central A/C/Electric/Public/Public Septic, Public Sewer
Park: On-site Prk/Sale, Street, Surface
Const: Brick
Showing Information: Lockbox-Sentrilock, Show Anytime, Vacant, All Days, 9 AM - 9 PM
Showing Contact: Dwight Mortensen
Company: Coldwell Banker Residential Brokerage, CBRB
List Agent: Dwight Mortensen

Total Taxes:
Close Price: \$684,000
ADC Map: XXXX
Area:
Acres: Yr Bit: 1896

MLS#: DC7885403
Status: SOLD
Subsidy \$0
Gr Rent:
HOA: C/C: \$200
Tax Living Area:

Gar/Cpt/Assgn: //
List Date: 13-Jul-2012
H: (202) 361-4400
O: (202) 387-6180 F: (202) 387-6185
C: (202) 361-4400 O: (202) 387-6180 C: (202) 361-4400

Dock Conveys: Vacation: No
Water Front/View/Access: //

Remarks: Harvard Row is a new conversion of a hundred-year-old mansion into 7 beautiful condos. Unit #6 & 7 has 2 levels, 2 bdrm, 2.5 bathrms, balcony & 450 sq ft patio w/wet bar. Finishes included marble tile bathrooms, Kitchenaid appl, open living/dining rm as well as historic elements. In vibrant Columbia Heights, walk to Metro, shops & more! *Parking spce avail for \$35k. Open Sun 1-3 (7/22)

Directions: Take 15th north from Downtown to right on Harvard Street, then go to 1449 on the left side.



Residential Gallery - Agent



1435 CHAPIN ST NW #207, WASHINGTON, DC 20009-4510
List Price: \$489,000 Own: Condo, Sale
Contr Date: 14-Sep-2012 Close Date: 24-Oct-2012
Adv. Sub: COLUMBIA HEIGHTS
Type: Garden 1-4 Floors Style: Contemporary
Model: #Lvls: 1 #Fpls: 0
BR: 2 FB: 2 HB: 0 Basement: No
Heat/Cool/Wtr/Swr: Heat Pump(s)/Electric/Central A/C/Electric/Public/Public Sewer
Park: Assigned, Surface
Const: Brick
Showing Information: Show Anytime, Vacant, All Days, 9 AM - 9 PM
Showing Contact: C/O LISTERS
Company: Beasley Real Estate LLC, BEAS1
List Agent: Trent Heminger

Total Taxes: \$3,444
Close Price: \$488,000
ADC Map: XXXX
Area:
Acres: Yr Blt: 2006

MLS#: DC7904470
Status: SOLD
Subsidy \$12,000
Gr Rent:
HOA: C/C: \$426
Tax Living Area: 907

Dock Conveys: Vacation: No
Water Front/View/Access: //

Remarks: WOW! Split 2BR/2BA, modern Silestone Kit w/ bfast bar & SS appliances, Axor Baths, high ceilings, great closet space, hardwood floors, wall of windows, PARKING. Small boutique bldg, low fees, in the CENTER of all the coming attractions along 14th - steps to 2 Metros! ***\$500 BUYER credit if settlement at KVS

Directions: 15th Street NW to Chapin Street - Chapin is one-way east-bound and between 14th and 15th off Meridian Park



1341 IRVING ST NW #B, WASHINGTON, DC 20010
List Price: \$689,000 Own: Condo, Sale
Contr Date: 23-Aug-2012 Close Date: 12-Oct-2012
Adv. Sub: COLUMBIA HEIGHTS
Type: Townhouse Style: Victorian
Model: #Lvls: 1 #Fpls: 1
BR: 2 FB: 2 HB: 0 Basement: No
Heat/Cool/Wtr/Swr: Forced Air/Natural Gas/Central A/C/Electric/Public/Public Sewer
Park: Assigned, Off Site Parking, Street
Const: Brick, Hardiplank
Showing Information: Appt Contact, Appt Only-Lister, Call 1st-Lister, Email 1st-Lister, LA Must Accom, All Days,
Showing Contact: CALL LISTER EMAIL LISTER
Company: Keller Williams Realty, KWR8
List Agent: Brittany Salem

Total Taxes:
Close Price: \$680,000
ADC Map: SEE MAP
Area:
Acres: Yr Blt: 1900

MLS#: DC7907197
Status: SOLD
Subsidy \$2,500
Gr Rent:
HOA: C/C: \$240
Tax Living Area:

Dock Conveys: Vacation: No
Water Front/View/Access: //

Remarks: BRAND NEW 2bed/2bath in boutique 4 unit building 200 ft from metro. To be featured in Home & Design Magazine. Imported Porcelenosa Floors and Fireplace tile. Oversized Master Bathrooms featuring Italian porcelain tile. Miralis Cabinets w/ Silestone counter tops. Bosch SS appliances. Walk to all shops and restaurants. Parking options avail

Directions: Take 14th st North, Take a right on Irving St NW, Half block down on the left



3004 13TH ST NW #3, WASHINGTON, DC 20009-5304
List Price: \$669,900 Own: Condo, Sale
Contr Date: 23-Sep-2012 Close Date: 31-Oct-2012
Adv. Sub: COLUMBIA HEIGHTS
Type: Duplex Style: Victorian
Model: #Lvls: 2 #Fpls: 0
BR: 2 FB: 2 HB: 1 Basement: No
Heat/Cool/Wtr/Swr: Heat Pump(s)/Natural Gas/Central A/C/Electric/Public/Public Sewer
Park: Prk Space Cnvs, Surface
Const: Brick and Siding
Showing Information: 24 Hour Notice, Call 1st-Lister, Lockbox-SentriLock, 11 AM - 5 PM
Showing Contact: BARRETT EVANS
Company: RE/MAX Realty Services, RBE1
List Agent: Barrett Evans

Total Taxes: \$4,658
Close Price: \$670,000
ADC Map: 0000
Area:
Acres: Yr Blt: 1910

MLS#: DC7919710
Status: SOLD
Subsidy \$4,500
Gr Rent:
HOA: C/C: \$285
Tax Living Area: 1,602

Dock Conveys: Vacation: No
Water Front/View/Access: //

Remarks: 30K PRICE REDUCTION! PERFECT 2-YEAR OLD CAPITAL CITY PENTHOUSE DUPLEX CONDO. UNIT FEATURES HUGE MARBLE KITCHEN, 10FT CEILINGS, 2 LARGE OWNER'S SUITES, WALK-IN CLOSETS, AMPLE ROOF DECK W/ STEREO SPEAKERS, W/D, PARKING & LOTS OF NATURAL LIGHT. JUST A BLOCK TO COLUMBIA HEIGHTS METRO. 24-HR NOTICE TO SHOW MON-FRI. GO & SHOW 11-5 ON WEEKENDS \$500 CLOSING COST CREDIT FOR SETTLEMENT WITH KVS TITLE

Directions: FROM DOWNTOWN DC, NORTH ON 13TH STREET PAST COLUMBIA RD...3004 IS ON LEFT (WEST SIDE OF STREET)



1449 HARVARD ST NW, WASHINGTON, DC 20009-4609
List Price: \$369,000 Own: Condo, Sale
Contr Date: 12-Sep-2012 Close Date: 05-Oct-2012
Adv. Sub: COLUMBIA HEIGHTS
Type: Townhouse Style: Victorian
Model: #Lvls: 1 #Fpls: 0
BR: 1 FB: 1 HB: 0 Basement: No
Heat/Cool/Wtr/Swr: Radiator/Natural Gas/Central A/C/Electric/Public/Public Sewer
Park: Street
Const: Brick
Showing Information: Lockbox-Frnt Dr, Lockbox-SentriLock, Show Anytime, Vacant, All Days, 9 AM - 8 PM
Showing Contact: Dwight Mortensen
Company: Coldwell Banker Residential Brokerage, CBRB
List Agent: Dwight Mortensen

Total Taxes: \$6,222
Close Price: \$360,000
ADC Map: XXXXX
Area:
Acres: Yr Blt: 1962

MLS#: DC7920357
Status: SOLD
Subsidy \$10,000
Gr Rent:
HOA: C/C: \$109
Tax Living Area:

Dock Conveys: Vacation: No
Water Front/View/Access: //

Remarks: Newly renovated condo in Harvard Row. This gorgeous 1 bd/1 ba unit has 650 sq ft, marble tile bthrm, Kitchen has Kitchenaid appl & brkft bar, open living/dining rm, lrg bdrm w/walk-in closet & storage sp. \$500 credit to buyer from KVS Title & \$500 credit First Saving w/Hillary Legrain. *Dial 0000 for front door entry.

Directions: Take 15th Street North from downtown to right on Harvard Street.



Residential Gallery - Agent



1321 EUCLID ST NW #402, WASHINGTON, DC 20009-4803

List Price: \$479,900 Own: Condo, Sale
Contr Date: 12-Sep-2012 Close Date: 10-Oct-2012
Adv. Sub: COLUMBIA HEIGHTS
Type: Garden 1-4 Floors Style: Contemporary
Model: #Lvls: 1 #Fpls: 0
BR: 2 FB: 2 HB: 0 Basement: No
Heat/Cool/Wtr/Swr: Heat Pump(s)/Central/Central A/C/Electric/Public/Public Sewer
Park: Street
Const: Brick
Showing Information: Call 1st-Owner, Lockbox-Frnt Dr, Lockbox-Sentrilock, Show Anytime, 9 AM - 8 PM
Showing Contact: David Bediz
Company: Coldwell Banker Residential Brokerage, CBRB
List Agent: David Bediz

Total Taxes: \$0
Close Price: \$490,000
ADC Map: XXXXXX
Area: N/A
Acres: Yr Bit: 1950

MLS#: DC7920502
Status: SOLD
Subsidy \$0
Gr Rent:
HOA: C/C: \$291
Tax Living Area:

Dock Conveys: Vacation: No
Water Front/View/Access: //

Remarks: Beautifully renovated top flr 2 bd/2 ba unit w/balcony. Enter this open floor plan, w/1049 sq ft, skylights, brazilian cherry hrdwd flrs flrs throughout, kitchen w/granite & stainless appl, master bedrm w/balcony access, master ba w/shwr & whirlp tub and w&d. This pet friendly bldg & short walk to Columbia Heights or U St Metro, nightlife, restaurants, etc. *Realtors pls call owner 1st b4 show

Directions: 14th Street to Euclid Street



1341 IRVING ST NW #A, WASHINGTON, DC 20010-2313

List Price: \$589,000 Own: Condo, Sale
Contr Date: 02-Oct-2012 Close Date: 26-Oct-2012
Adv. Sub: COLUMBIA HEIGHTS
Type: Townhouse Style: Victorian
Model: #Lvls: 1 #Fpls: 1
BR: 2 FB: 2 HB: 0 Basement: No
Heat/Cool/Wtr/Swr: Energy Star Heating System, Forced Air, Programmable Thermostat/Natural Gas/C
Park: Street
Const: Brick, Hardiplank
Showing Information: Call 1st-Lister, Email 1st-Lister, Show Anytime, All Days, 10 AM - 8 PM
Showing Contact: Call Listing Email Lister
Company: Keller Williams Realty, KWR8
List Agent: Brittany Salem

Total Taxes:
Close Price: \$610,000
ADC Map: SEE MAP
Area:
Acres: Yr Bit: 1900

MLS#: DC7921047
Status: SOLD
Subsidy \$10,000
Gr Rent:
HOA: C/C: \$259
Tax Living Area:

Dock Conveys: Vacation: No
Water Front/View/Access: //

Remarks: Manhattan meets NW - OPEN SAT 1-4--BRAND NEW 2bed/2bath in boutique 4 unit building 200 ft from metro. Finishes unlike any other in DC. Over-sized Master Bathrooms featuring Italian porcelain tile. Imported 8 inch plank floors. Custom Milled Italian Cabinets w/ Silestone tops. Bosch SS appliances. Parking options available. Private patio off Master Bedroom. Walk to grocery/shops

Directions: Take 14th st North, Take a right on Irving St NW, Half block down on the left.



1341 IRVING ST NW #D, WASHINGTON, DC 20010

List Price: \$799,900 Own: Condo, Sale
Contr Date: 12-Sep-2012 Close Date: 26-Oct-2012
Adv. Sub: COLUMBIA HEIGHTS
Type: Townhouse Style: Victorian
Model: #Lvls: 1 #Fpls: 1
BR: 2 FB: 2 HB: 0 Basement: No
Heat/Cool/Wtr/Swr: Forced Air/Natural Gas/Central A/C/Electric/Public/Public Sewer
Park: Assigned, Drvwy/Off Str
Const: Brick, Hardiplank
Showing Information: Call 1st-Lister, Email 1st-Lister, All Days, 10 AM - 8 PM
Showing Contact: CALL LISTER EMAIL LISTER
Company: Keller Williams Realty, KWR8
List Agent: Brittany Salem

Total Taxes:
Close Price: \$775,000
ADC Map: SEE MAP
Area:
Acres: Yr Bit: 1900

MLS#: DC7921588
Status: SOLD
Subsidy \$15,000
Gr Rent:
HOA: C/C: \$250
Tax Living Area:

Dock Conveys: Vacation: No
Water Front/View/Access: //

Remarks: Manhattan meets NW--OPEN SAT 9/8 1-4 --BRAND NEW 2bed/2bath in boutique 4 unit building 200 ft from metro. Finishes unlike any other in DC. Over-sized Master Bathrooms featuring Italian porcelain tile. Imported 8 inch plank floors. Custom Milled Italian Cabinets w/ Silestone tops. 300 sqft Private Brazilian lpe Rooftop terrace. Bosch SS appliances. Parking Included on sight. Walk to grocery/shops

Directions: Take 14th st North, Take a right on Irving St NW, Half block down on the left.



1103 PARK RD NW #8, WASHINGTON, DC 20010-2020

List Price: \$689,899 Own: Condo, Sale
Contr Date: 06-Nov-2012 Close Date: 03-Dec-2012
Adv. Sub: COLUMBIA HEIGHTS
Type: Garden 1-4 Floors Style: Contemporary
Model: #Lvls: 1 #Fpls: 0
BR: 2 FB: 2 HB: 1 Basement: No
Heat/Cool/Wtr/Swr: Forced Air/Natural Gas/Central A/C/Electric/Public/Public Sewer
Park: Prk Space Cnvs
Const: Brick, Concrete/Block
Showing Information: Call 1st-Showing Service, -
Showing Contact: Call CSS
Company: Redfin Corporation, REFC1
List Agent: Thomas Lewis

Total Taxes: \$0
Close Price: \$680,000
ADC Map: XXX
Area:
Acres: Yr Bit: 1912

MLS#: DC7953431
Status: SOLD
Subsidy \$0
Gr Rent:
HOA: C/C: \$330
Tax Living Area:

Dock Conveys: Vacation: No
Water Front/View/Access: //

Remarks: Dramatic penthouse condominium topped with private rooftop deck featuring 360 views of Capitol & more. 2 spacious bedrooms, 2.5 baths, soaring ceilings with built-in speakers, skylights. Corner light-filled unit, views of green space & 11th street restaurant scene steps away. Enormous kitchen loaded with stainless steel appliances, granite, wine fridge. Walk to 2 metros. Includes secure parking.

Directions: From U St., NW travel north on 11th St., NW turn left at Park Rd., NW, property on immediate right



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.

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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.

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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 ¾" 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.

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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.

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FOUNDRY