

October 23, 2013

John FitzGerald
319 A Street, NE
Washington, DC 20002

**Renovations / Repair of Garages on Lots 22 and 827 for Use as Artist Studio
(with (1) Interior Parking Space)**

Scope: Conversion from Garage(s) to Studios(s)

Budget Range: \$315,000 - \$345,000

Engineering:

- Re-engineer structural components (scheduled for replacement) that are no longer code-compliant

Demolition:

- Demo and haul existing (detached) garage structure(s) and slab

Structure:

- 2x6 framed w/ brick veneer (TBD, historic approved)
- Continuous footing w/ reinforced slab

Roof:

- Roof to be a torched-down rubber membrane (double-layer) w/ metal-capped parapets

Plumbing:

- Rough-in and install plumbing to facilitate (2) 3-piece bathrooms
- Create water and sewage connection from alley to home & make road repairs
 - See allowances.
 - Existing plumbing repairs for residence on A Street, NIC
 - Sprinklers, NIC
 - I.O. Smith 70 gallon hot water heater, or equal included

Electrical:

- All work to conform to NEC
- Introduce 200amp service to structure(s)

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BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18651

EXHIBIT NO. 53

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- Assumes (30) recessed lights

HVAC / Insulation:

- Lennox hi-efficiency. Equipment engineering, TBD
- Insulation: batt insulation throughout

Interior finishes:

- Hardwood flooring (2 ¼" red oak) throughout
- Doors to be: 6-panel, solid-core
- Crown moulding: 4 ½" cove on main level
- Baseboard: 5 ¼" ogee
- Casing: Adams or equivalent
- Tile to be ceramic or porcelain; diagonal patterns, accent tiles or stone to be additional
- Paint: Benjamin Moore, or equivalent

Exterior Finishes:

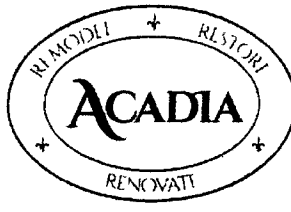
- Windows based upon Jeld-Wen (wood) or equivalent
- Entry doors based upon Simpson (fir) or equivalent
- Skylights: Install skylights per plans

Shed Repairs:

- Make necessary repairs to salvaging of adjoining shed

Allowances:

- | | |
|---|---------|
| • Granite. | \$50/sf |
| • Tile: | \$10/sf |
| • Garage door: | \$3,500 |
| • Plumbing fixtures: | \$4,500 |
| • Plumbing (supply & waste) work (from street): | \$8,000 |
| • Surface-mounted electrical fixture(s): | \$750 |
| • Cabinetry (vanities): | \$750 |
| • Cabinet & door hardware: | \$50 |



October 22, 2013

John FitzGerald
319 A Street, NE
Washington, DC 20002

**Garage Renovations / Repair of Garages on Lots 22 and 827 for Use as
Parking or Storage**

Scope: Garage Renovation(s)
Budget Range: \$110,000 - \$130,000

Engineering:

- Re-engineer structural components (scheduled for replacement) that are no longer code-compliant

Demolition:

- Demo and haul all materials scheduled for replacement

Masonry:

- Installation of slab and slab repairs at approx. 1,000sf
- Re-pointing of brickwork throughout as needed

Structure:

- Replace compromised rafters due to excessive sagging and cracks throughout
- Replace roof sheathing throughout
- Install Simpson Strong-ties throughout

Electric:

- Replace electrical panel(s)
- Re-run electrical to replace existing
- Install lighting per plans

Roofing:

- Replace roofing with (2-layer) bitumen membrane system
- Replace gutters & downspouts at approx. 55 linear feet

Windows / Doors:

- Replace garage doors, hardware and associated exterior trim for each unit
- Replace entry doors, hardware and associated exterior trim for each unit

Painting:

- Power wash and clean exterior prior to painting
- Prime and paint exterior