

## 23<sup>rd</sup> Room/ADA bathroom/Kitchen remodel on the the first floor

### Scope of work

#### Fire alarm and sprinkler system:

Interior: Provide complete NFPA #13r Wet Pipe Fire Sprinkler System throughout home. Piping to be exposed steel throughout with conventional sprinklers

Exterior: Provide new 2" underground to home based on the following budget: City Tap / Connection Concrete and landscape restoration New backflow and vault New waterline into home through West foundation wall.

Fire Alarm system: Provide new complete Fire Alarm System with full detection, notification and monitoring of fire sprinkler system with surface mounted conduit and devices

#### Room addition to the first floor Scope of work:

CHIMNEY DECONSTRUCTION • Remove and dispose of existing chimney from basement to roof. • Frame in chimney openings. • Provide and install drywall to demolished areas. • Provide and install flooring patch where the chimney was demolished. o Note: please note that it is the goal to blend surrounding floor areas as best as possible, it is unrealistic to expect a perfect match without refinishing all flooring. • Provide and apply paint to newly drywalled areas. • Provide and install finish work to newly framed areas

#### BEDROOM ADDITION

- FRAMING + DOORS o Frame for new bedroom addition, per plans. o Provide and install new door to newly framed bedroom

- INSULATION + AIR SEALING o Air seal the following areas: • Vertical wall penetrations • Plumbing and electrical penetrations o Touch up attic insulation following electrical and framing work if needed.

- ELECTRICAL o BEDROOM • Provide and install one (1) new fixture. • Connect newly installed lights to switching systems. • Provide convenience outlets to code at perimeter of bedroom. • Provide and install hard-wired smoked detector.

- DRYWALL o Provide and install sheetrock at all newly framed interior surfaces. o Patch walls/ceilings where opened for electrical work. o Tape and mud all seams with joint compound. o All corners to be square. o Cove ceiling detail in newly framed areas to match

existing. o Finished wall surface to be textured. o Prime all newly drywalled surfaces. o Note: please note that it is the goal to blend surrounding wall and ceiling areas as best as possible, it is unrealistic to expect a perfect match without replacing all the drywall in the area.

• FLOORING o Lace-in new hardwoods at main floor where chimney demo occurred. Refinish newly installed hardwoods to blend with existing area. o Note: please note that it is the goal to blend surrounding floor areas as best as possible, it is unrealistic to expect a perfect match without refinishing all flooring.

• FINISH WORK + PAINT o Provide and install casing + trim at newly framed bedroom door. o Provide and install base at perimeter of newly framed bedroom. o Provide and install new door to newly framed bedroom. o Provide and apply paint to newly framed bedroom, walls, ceilings, and finish work.

#### MAIN FLOOR BATHROOM

• DECONSTRUCTION o Remove and dispose of existing plumbing fixtures and accessories. o Remove and dispose of existing flooring. o Remove and dispose of existing sheetrock where needed.

• FRAMING o Modify framing at bathroom, per plan and to meet ADA requirements.

• INSULATION + AIR SEALING o Air seal the following areas: • Vertical wall penetrations • Plumbing and electrical penetrations o Touch up attic insulation following electrical and framing work if needed.

• PLUMBING o Provide and install new supply lines and fixtures for the following fixtures: • Showerhead • Valve • (1) Lavatory Faucets • Water Closet o Provide and install new drains for the following: • Shower pan • Water closet • (1) Lavatories o Provide and install the following fixtures: • Showerhead + valve • Lavatory (to be integrated with new vanity top) • Lavatory Faucet • Water Closet • Shower Pan + Surround

• ELECTRICAL o Provide and install one (1) new fixture. • Connect all lights to switching systems. o Provide and install one (1) new fan. • Connect to newly installed timer switch. • Vent to exterior. o Provide and install new GFCI outlets in main floor bathroom if needed.

• DRYWALL o Provide and install sheetrock at all newly framed interior surfaces. o Patch walls/ceilings where opened for plumbing and electrical work. o Tape and mud all seams with joint compound. o All corners to be square. o Finished wall surface to be textured. o Prime all newly drywalled surfaces. o Note: please note that it is the goal to blend surrounding wall and ceiling areas as best as possible, it is unrealistic to expect a perfect match without replacing all of the drywall in the area.

- **CABINETS + COUNTERTOPS** o Provide and install new prefab vanity with integrated top and sink.
- **FLOORING** o Provide and install new LVP flooring.
- **ACCESSORIES** o Provide and install one (1) new mirror, three (3) ADA grab bars, one (1) towel bar, one (1) toilet paper holder, and one (1) hand towel holder.
- **FINISH WORK + PAINT** o Provide and install base at perimeter. o Provide and apply paint to walls, ceilings, and finish work.

## KITCHEN

- **DECONSTRUCTION** o Remove and dispose of existing countertop and backsplash o Remove and dispose of existing built-in cabinetry in kitchen. o Remove and dispose of existing flooring. o Remove and dispose of existing plumbing fixtures. o Relocate existing range, dishwasher and two (2) refrigerators.
- **FRAMING** o Frame for new pantry.
- **INSULATION + AIR SEALING** o Touch up insulation where exposed. o Air seal the following areas: • Vertical wall penetrations • Plumbing and electrical penetrations
- **PLUMBING** o Provide and install new fixtures in new locations: • Two (2) Sinks • Two (2) Faucets
- **ELECTRICAL + LIGHTING** o Rework existing switches and outlets, to meet code if needed.
- **DRYWALL** o Patch walls/ceilings where opened for plumbing and electrical work. o Tape and mud all seams with joint compound. o All corners to be square. o Finished wall surface to be textured. o Prime all newly drywalled surfaces. o Note: please note that it is the goal to blend surrounding wall and ceiling areas as best as possible, it is unrealistic to expect a perfect match without replacing all the drywall in the area.
- **CABINETS + HARDWARE** o Provide and install built-in cabinetry in new layout, per plans and per the following specifications: • Cabinet Style: European • Drawer Construction: 5/8" standard with 1/4" base; but joint at drawers • Box Construction: 3/4" maple plywood • Door Style: Shaker Panel • Finish: Walnut Stain • Drawer Guides: Soft close drawers and doors.
- **COUNTERTOPS** o Provide and install countertops at surface of newly installed cabinetry. o Selection: Quartz o Edge Style: 1/8" flat eased edge o Finish: Polished • **FLOORING** o Provide and install new LVP at kitchen floors.

- **TILE** o Provide and install tile at kitchen backsplash o Fill all joints with grout. o A Schluter tile edge will be provided and installed in any location where a bullnose is not specified.

- **FINISHED CARPENTRY** o Provide and install casing throughout kitchen where removed. New base trim to blend with aesthetic of existing. o Provide and install new door to newly framed pantry.

- **PAINTING** o Provide and apply paint to all patch work and new trim throughout kitchen. o Note: if you would like entire walls or ceilings to be painted after patching has occurred that will be a change in specification. o Two (2) colors total: one (1) for walls; one (1) for trim: Flat white for ceiling. Sherwin Williams paint is preferred.

- **APPLIANCES** o Provide and install the following appliances: • One (1) Refrigerator • One (1) Range • One (1) Range Hood • One (1) Dishwasher

LOUNGE AREA - 16 SF PER PERSON  
15 X 6 = 76 SF REQUIRED  
DINING AREA - 15 SF PER PERSON  
16 X 5 = 75 SF REQUIRED

60 X 30 FIXED  
44 X 52 FIXED  
FOYER  
COMMON AREA  
+/-160 SF  
LIVING ROOM  
CLO.  
ACCESSIBLE BEDROOM  
+/-135 SF  
34 X 52 DH  
47 X 52 DH  
34 X 52 DH  
RAMP DOWN  
24 X 35 DH  
UP  
DN  
36" SHOWER  
TOILET ROOM TO BE ENLARGED FOR NEW BATHROOM  
KITCHEN  
PROVIDE BLOCKING FOR GRAB BARS AT TOILET AND SHOWER  
36" X 44 DH  
34 X 44 DH  
DINING ROOM  
+/-230 SF  
LIVING ROOM  
+/-230 SF  
DINING ROOM  
+/-160 SF  
LIVING ROOM  
+/-135 SF  
OFFICE  
42 X 62 DH  
65 X 67 FIXED  
36 X 36 FIXED  
36 X 36 FIXED  
34 X 44 DH

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