

****Sizing of headers and beams by others. Scissor truss design for 1st floor bedroom by others.****

INTERIOR NOTES

General:

1. Provide and install new high-efficiency furnace. Provide owners with options for selection.
2. 1st floor new doors shall match existing 1st floor new doors. Hardware TBD by owners.
3. 2nd floor new doors shall match existing 2nd floor new doors. Hardware to match existing.
4. All new door, window, and base trim shall match existing in both remodeled and new spaces.
5. All remodeled and new spaces shall be painted. Walls shall have eggshell finish, ceiling shall have flat white finish, and trim shall have semi-gloss finish. Wall and trim colors TBD by owners.
6. New electrical switches and outlets shall match existing.
7. Provide and install new hardwired smoke detectors per code.

Primary Bedroom Addition:

1. Infill former south bedroom window.
2. Ceiling height to peak shall be 12' maximum. Scissor truss framing design by builder.
3. Flooring throughout the sleeping area, bedroom hall, and closet shall match existing 1st floor. Feather new flooring into existing flooring. Existing flooring remaining within new primary bedroom suite shall be refinished to match.
4. Provide and install closet system TBD by owners in new walk-in closet.
5. Provide and install a ceiling fan/light combination in the center of the vaulted ceiling area. Selection TBD by owners.
6. Provide and install a pair of sconces in the hall. Location and sconce selection TBD by owners.

1st floor Bathroom Remodel:

1. Provide and install sink TBD by owners.
2. Provide and install wide-set sink faucet TBD by owners.
3. Install vanity countertop to be stone sourced by owners.
4. Provide and install cabinets TBD by owners. Vanity cabinet to have some drawers. Owners are undecided if finish will be painted or stained. Linen cabinet may need to be site-built.
5. Provide and install toilet TBD by owners. Toilet seat TBD by owners.
6. Provide and install shower surround - tile TBD by owners, considering subway tile.
7. Provide and install shower floor - tile TBD by owners, considering small hex tile.
8. Built-in shower bench and shower wall niche to be tile TBD by owners. Horizontal oriented wall niche insert ready for tile w/12" x 24" opening.
9. Provide and install glass shower door TBD by owners.
10. Provide and install shower faucet TBD by owners.
11. Provide and install tile floor TBD by owners.
12. Provide and install mirror/medicine cabinet combination TBD by owners.

13. Provide and install sconces TBD by owners on each side of mirror/medicine cabinet.
14. Provide and install ceiling mounted exhaust fan TBD by owners.
15. Provide and install towel and toilet paper hardware TBD by owners. Size of towel bar(s) and locations of both TBD by owners.
16. Provide line-item option for a board and batten or beadboard wall finish to approximately 42" above the finish floor. Confirm with owners.

2nd Floor hallway:

1. Patch around replacement window as necessary.
2. Patch around door to new bathroom as necessary.
3. Paint new window/window trim and south and west walls. Clarify with owners if north and east wall are to be painted. Clarify with owners if ceiling and existing trim are to be painted.
4. Remove one of two existing stairway handrails and reinstall at 36" measured vertically from the sloped plane adjoining the tread nosing. Patch former attachment points. Clarify with owners if entire wall should be painted or only patched areas.

2nd Floor New Bathroom in dormer addition:

1. Provide and install sink TBD by owners. Verify tub width for centerline of water supply/drain.
2. Provide and install wide-set sink faucet TBD by owners.
3. Install vanity countertop to be stone sourced by owners.
4. Provide and install cabinets TBD by owners. Vanity cabinet to have some drawers. Owners prefer painted finish.
5. Provide and install toilet TBD by owners. Toilet seat TBD by owners.
6. Provide and install tub TBD by owners.
7. Provide and install tub surround and wall niche - tile TBD by owners. Vertical oriented wall niche insert 28x16x4 ready for tile with stacked openings approximately 12x12
8. Provide and install tub faucet TBD by owners.
9. Provide and install tile floor TBD by owners.
10. Provide and install mirror/medicine cabinet combination TBD by owners.
11. Provide and install sconces TBD by owners on each side of mirror/medicine cabinet.
12. Provide and install ceiling mounted exhaust fan TBD by owners.
13. Provide and install towel and toilet paper hardware TBD by owners. Size of towel bar(s) and locations of both TBD by owners.

West Bedroom:

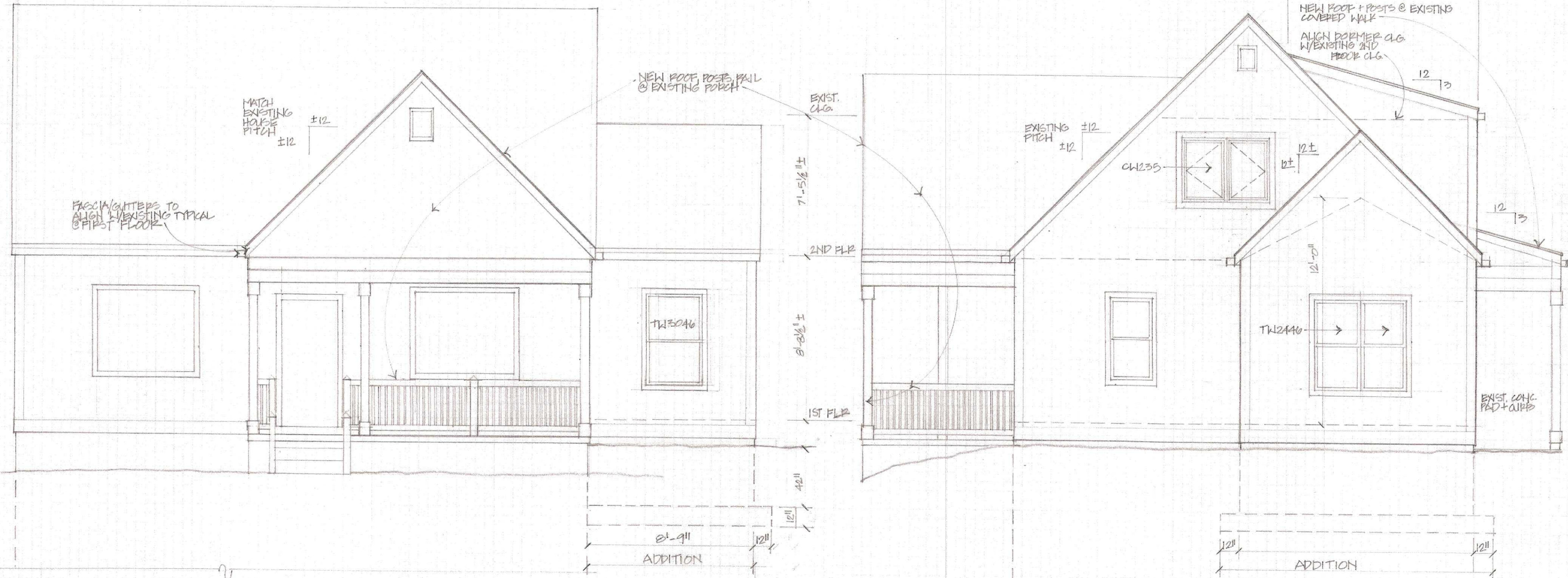
1. Infill and patch former paired window. Patch around new window as necessary.
2. Room to be painted by builder.

East Bedroom:

1. Infill and patch wall/ceiling/floor where chimney is removed to be flush with existing and match surface finish.
2. New flooring in dormer addition and at location of former chimney to be "feathered" into existing and finished to match existing.
3. Patch around replacement east paired window as necessary.
4. Infill door to existing shared closet.
5. Provide and install closet system TBD by owners in new north closet.
6. Room to be painted by builder.

EXTERIOR NOTES

1. Existing front and rear entry doors to be retained. Confirm with owners if these are to be repainted.
2. Replacement and new windows may be either George Meyer as specified per previous Owner quote or Andersen 400 Series Tilt-Wash Double-hung windows with screens, coordinating Andersen Awning and Casement windows with screens, and coordinating Andersen Replacement windows. Confirm window make with owners. Exterior finish to be white. Interior finish prefinished/primed/painted TBD by owners.
3. Roofing shall be 30-year dimensional asphalt shingles. Provide owners with options.
4. All siding shall be Hardie Plank Lap Siding, Smooth, Statement Collection in Boothbay Blue or Light Mist TBD by owners, 7" exposure installed per manufacturer's instructions.
5. Trim shall be Hardie Trim Boards, 5/4 Smooth, Statement Collection in Artic White or other TBD by owners, installed per manufacturer's instructions. Width TBD by owners - leaning towards wider.
6. Hardie Weather Barrier Suite (weather barrier, pro-flashing, flex flashing, self-sealing seam tape) shall be installed under siding/trim/etc. per manufacturer's instructions. Owners open to builder suggestion for alternative; must be owner-approved.
7. New porch and new rear entry walkway roof ceilings shall be Hardie Soffit Panel, Beaded Porch Panel, Dream Collection, color TBD by owners.
8. Provide and install new gutters and gutter covers. Provide and install new downspouts with 4' minimum extensions. Color to match trim - TBD by owners.
9. Provide and install Worthington or equivalent Square 6" plain, white, non-tapered FRP porch columns.
10. Provide and install simple white porch railing and stairway handrail. Provide owners with white vinyl and aluminum options and pricing for selection.
11. Install new front and rear entry lights in existing lighting locations. Lights TBD by owners.
12. Install new flush or semi-flush mount light in the center of the front porch. Light TBD by owners.
13. Install one new exterior duplex electrical outlet on the front porch and one new exterior duplex electrical outlet on the south elevation between southeast corner and rear entry door. Confirm locations with owners.
14. Install new outdoor cold water spigot. There may be a former location that was abandoned - verify location with owners and clarify if this can be reactivated. If this is not possible install a new outdoor spigot near the southwest corner of the existing house to minimize plumbing run. Provide optional line-item cost to extend plumbing run for new spigot to be located on west elevation of new addition.



1 NORTH ELEVATION
1/4" = 1'-0"

2 WEST ELEVATION
1/4" = 1'-0"

ISSUE DATES ▲ PRELIM ■ BID ● CONSTRUCT
 13 MAY 2023
 31 MAR 2022
 6 NOV 2021

PROJECT
 LUCIDOLIVERIO REMODEL/ADDITION
 197 ABBOTT
 ANN ARBOR, MI 48105

CHERIE DONZÉ ARCHITECT
 TITLE
 ADDRESS
 PHONE