

1954 Commonwealth Ave



EXISTING CONDITIONS PHOTOS







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EXISTING CONDITIONS PHOTOS



EXISTING CONDITIONS PHOTOS

1954 Commonwealth Ave



EXISTING CONDITIONS PHOTOS



1954 COMMONWEALTH AVE





There is currently a 3-family house on the property.

-

The property is located among large multi-family buildings along Comm Ave in Brighton.

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The property is zoned for multi-family FAR 2.0, which allows for more than 26,000 sqft of building by-right.



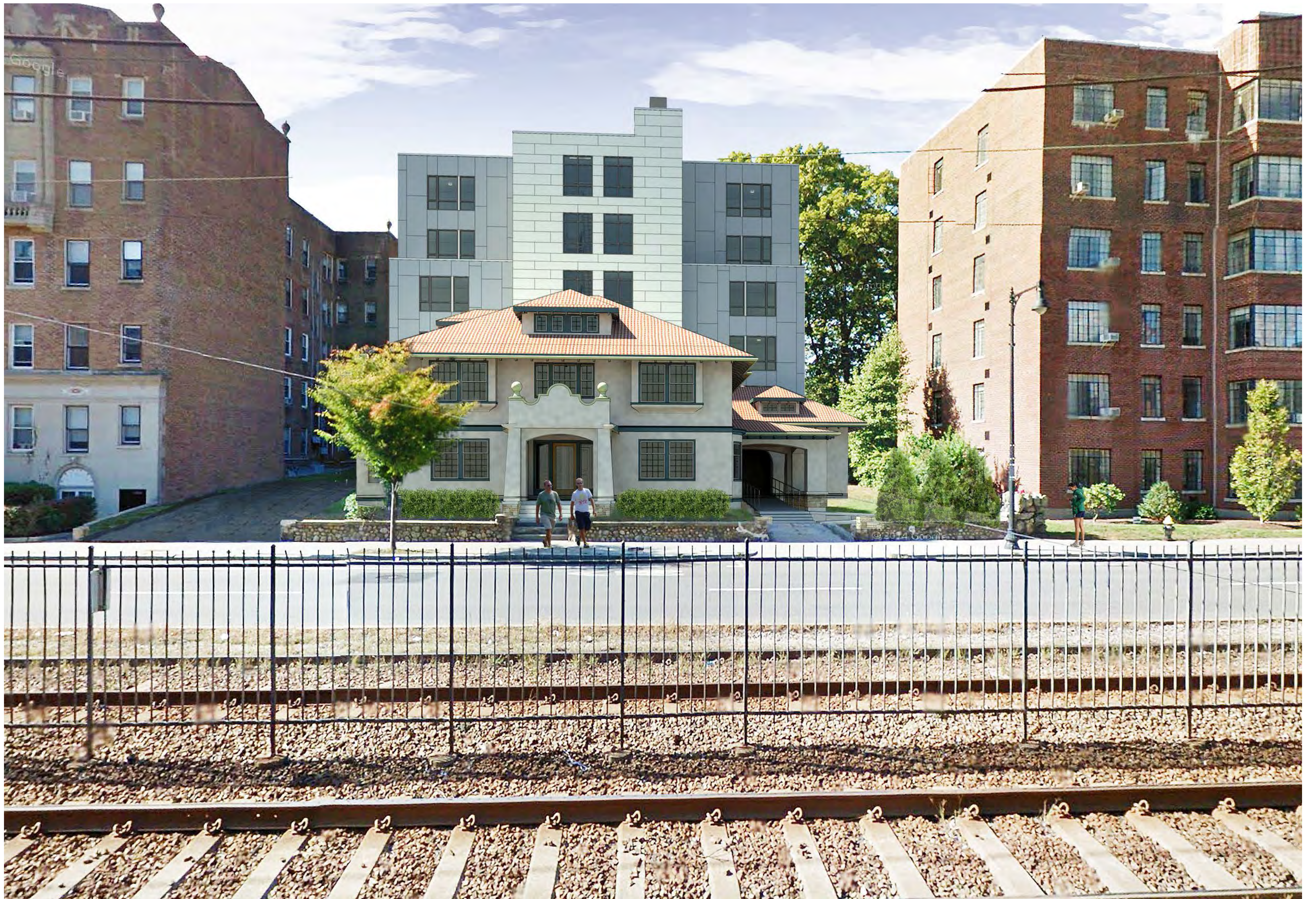
Views from Commonwealth Avenue



Existing Photos

Contributing historical elements include:

- House
- Porte-cochère
- Stone Wall

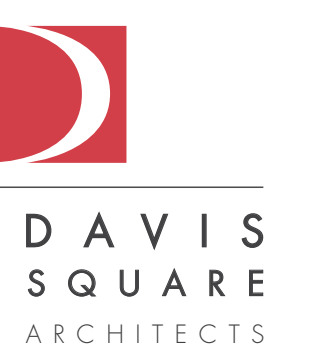


PROPOSED FRONT ELEVATION

BOSTON LANDMARKS COMMISSION MEETING
SEPTEMBER 8, 2016

GATEWAY BRIGHTON

1954 COMMONWEALTH AVE, BOSTON, MA





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PROPOSED PERSPECTIVE FROM COMMONWEALTH AVE.

BOSTON LANDMARKS COMMISSION MEETING
SEPTEMBER 8, 2016

GATEWAY BRIGHTON

1954 COMMONWEALTH AVE, BOSTON, MA



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PROPOSED PERSPECTIVE FROM PARK AT SOUTH

BOSTON LANDMARKS COMMISSION MEETING
SEPTEMBER 8, 2016

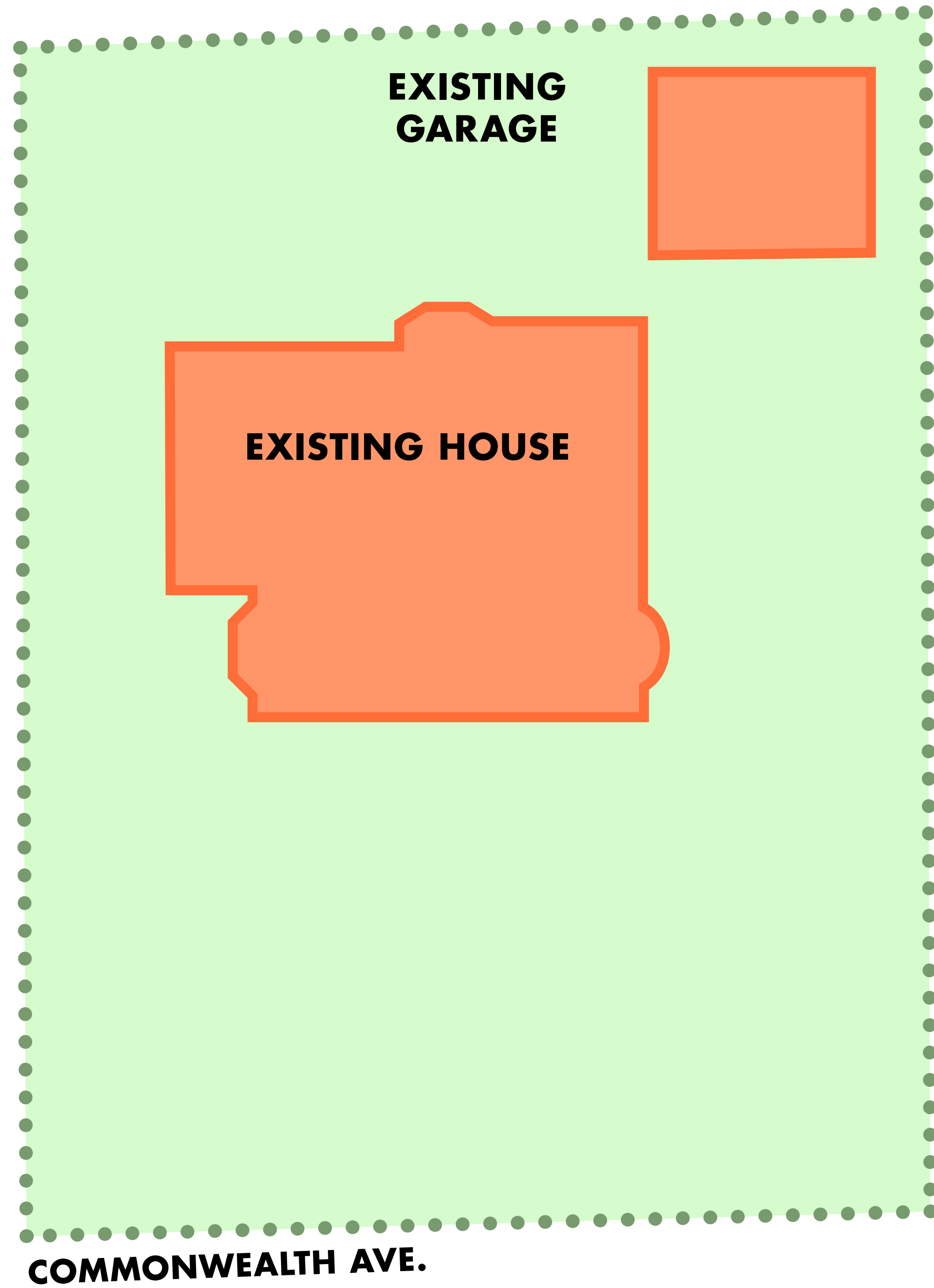
GATEWAY BRIGHTON

1954 COMMONWEALTH AVE, BOSTON, MA



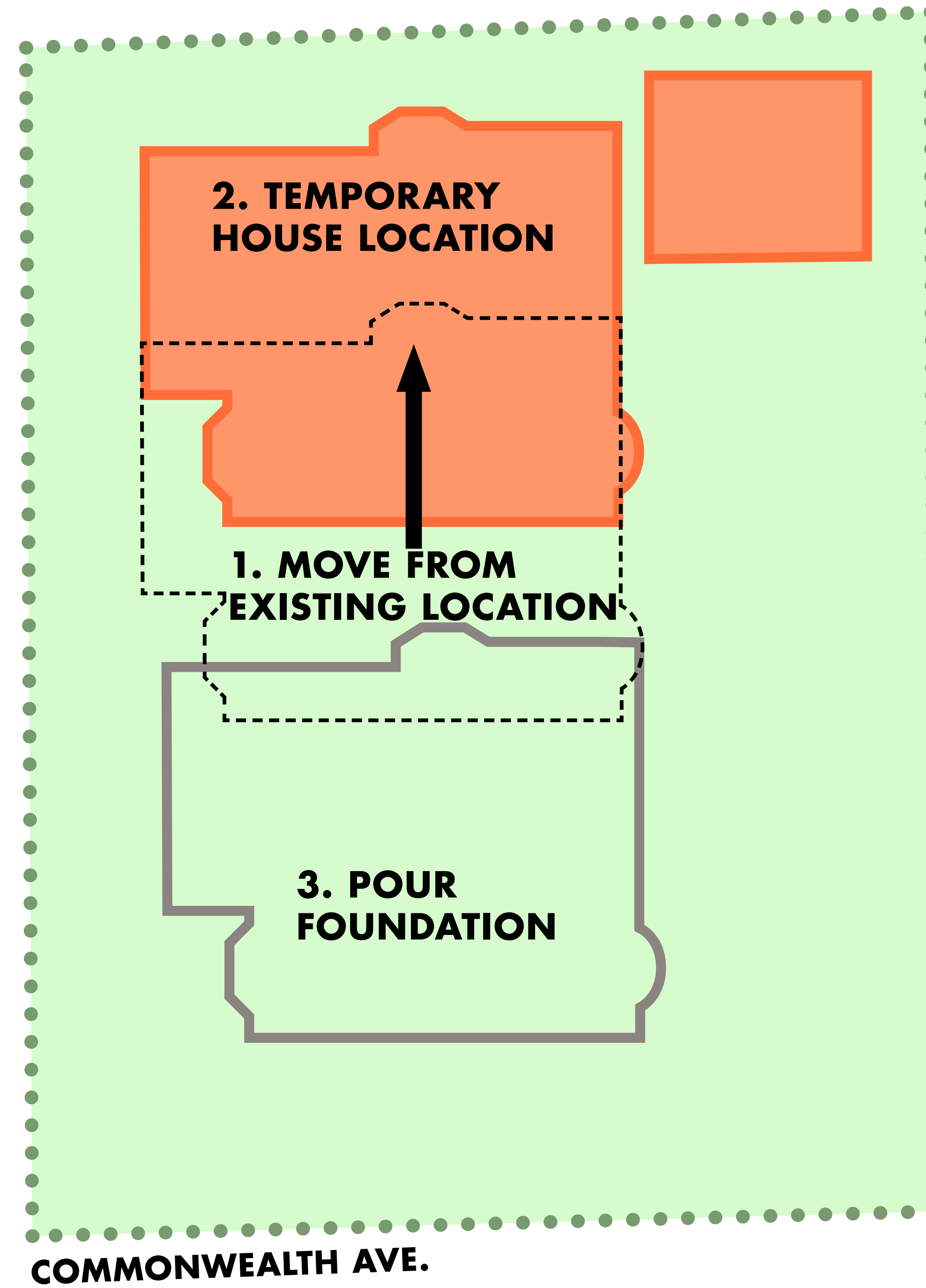
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EXISTING CONDITION



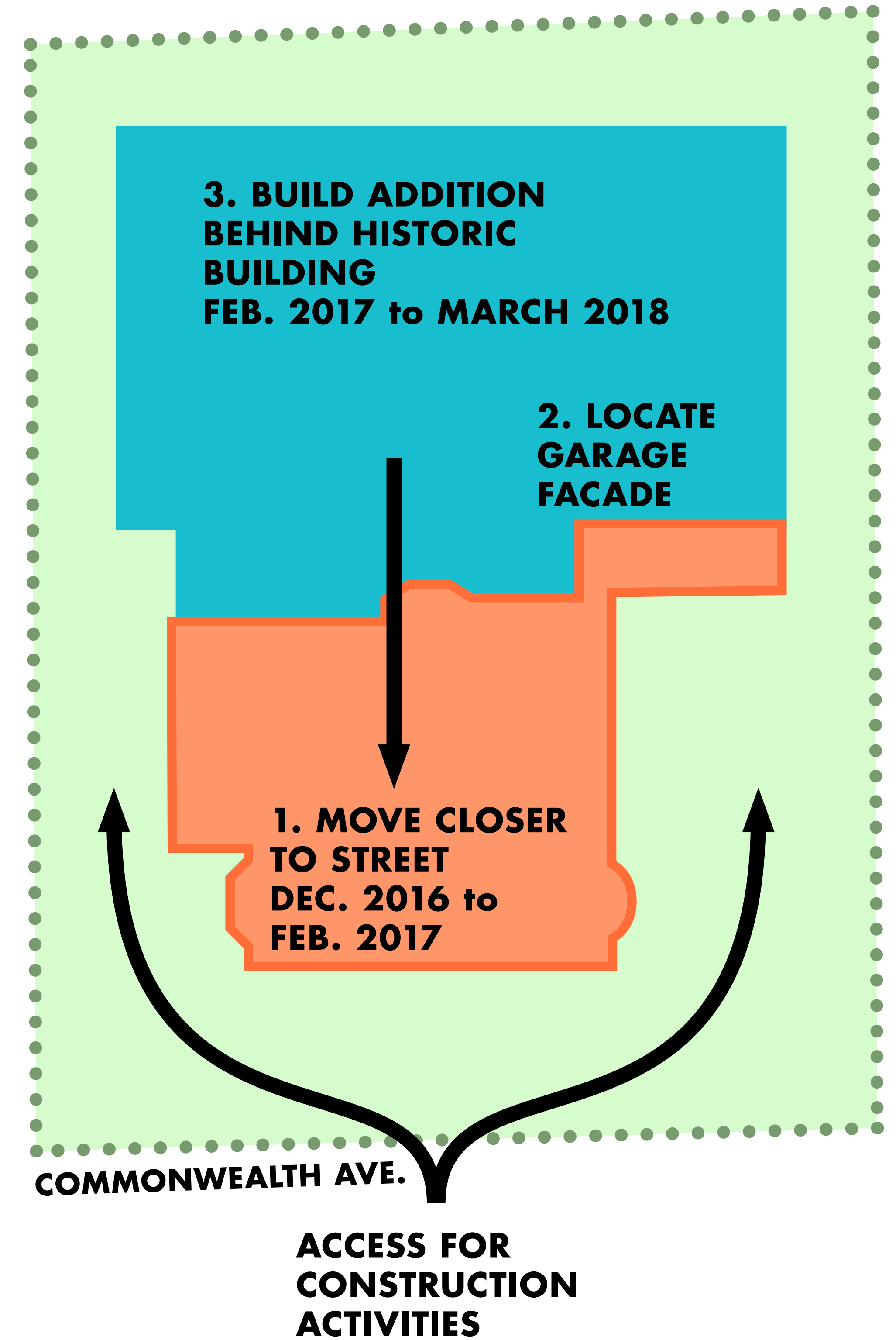
RELOCATION STAGE 1

OCT. 2016 to DEC. 2016

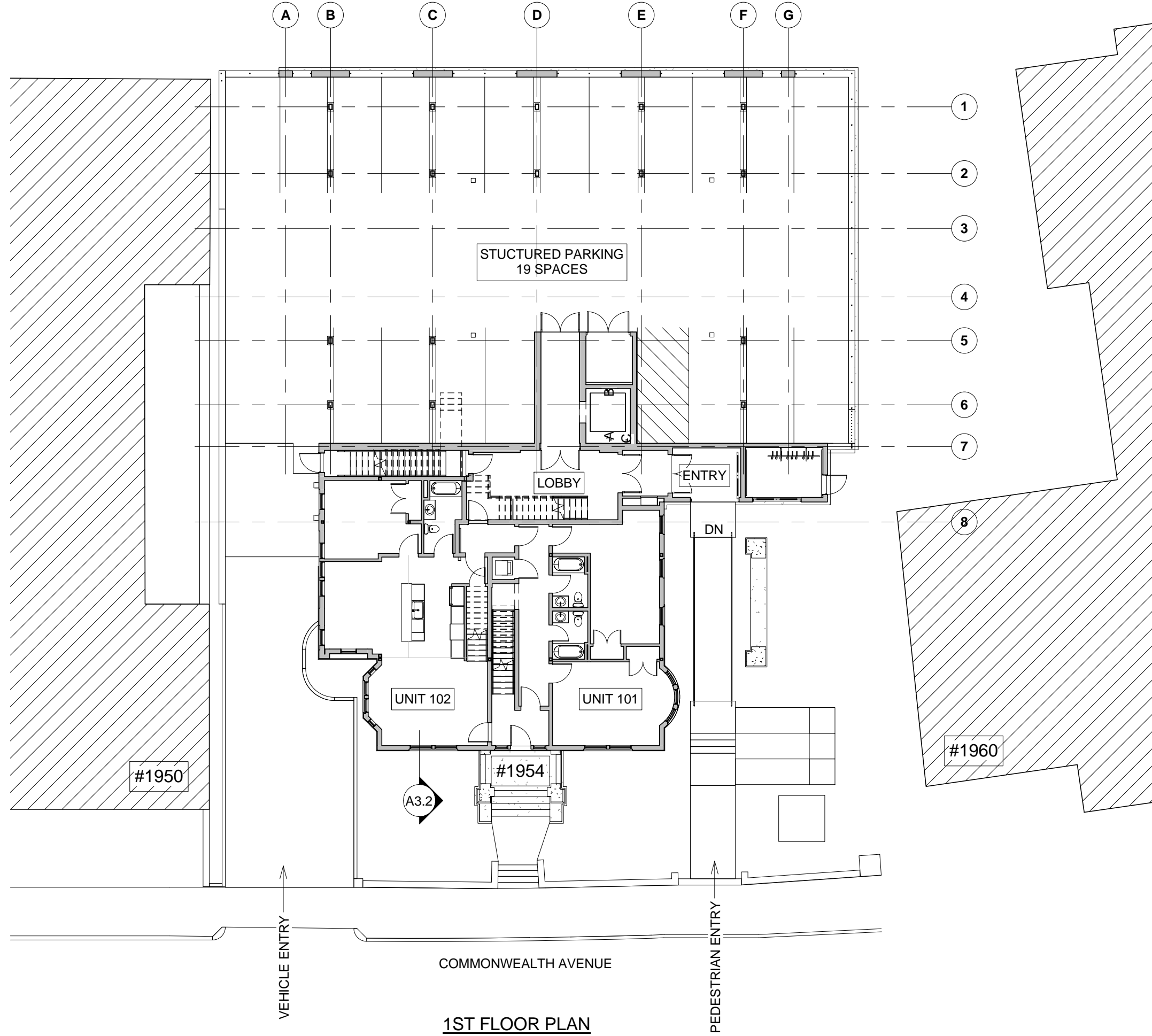


RELOCATION STAGE 2 (FINAL)

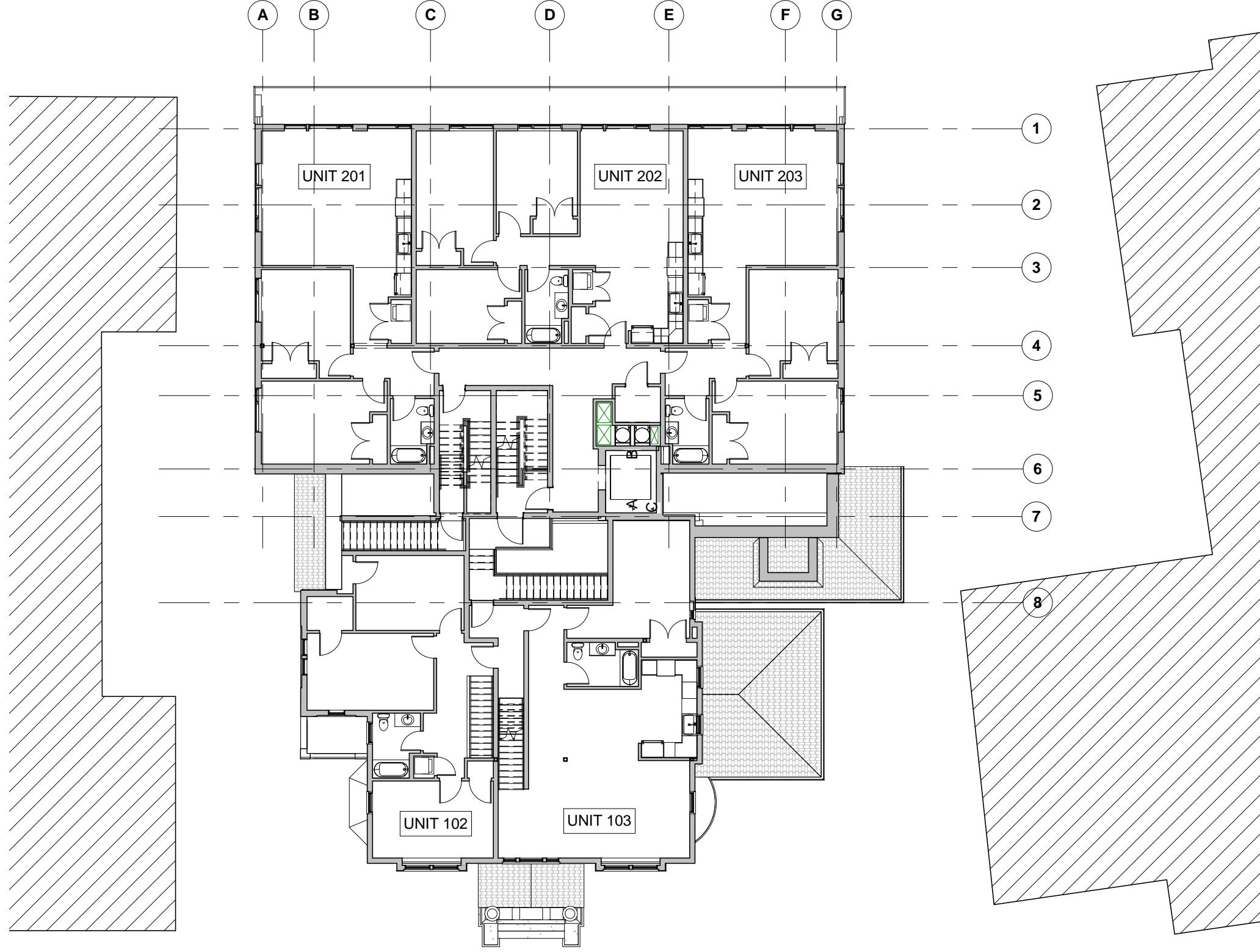
DEC. 2016 to MARCH 2018



RELOCATION SEQUENCING



1ST FLOOR PLAN



2ND FLOOR PLAN

Project: **GATEWAY BRIGHTON** Sheet No. **A1.2**

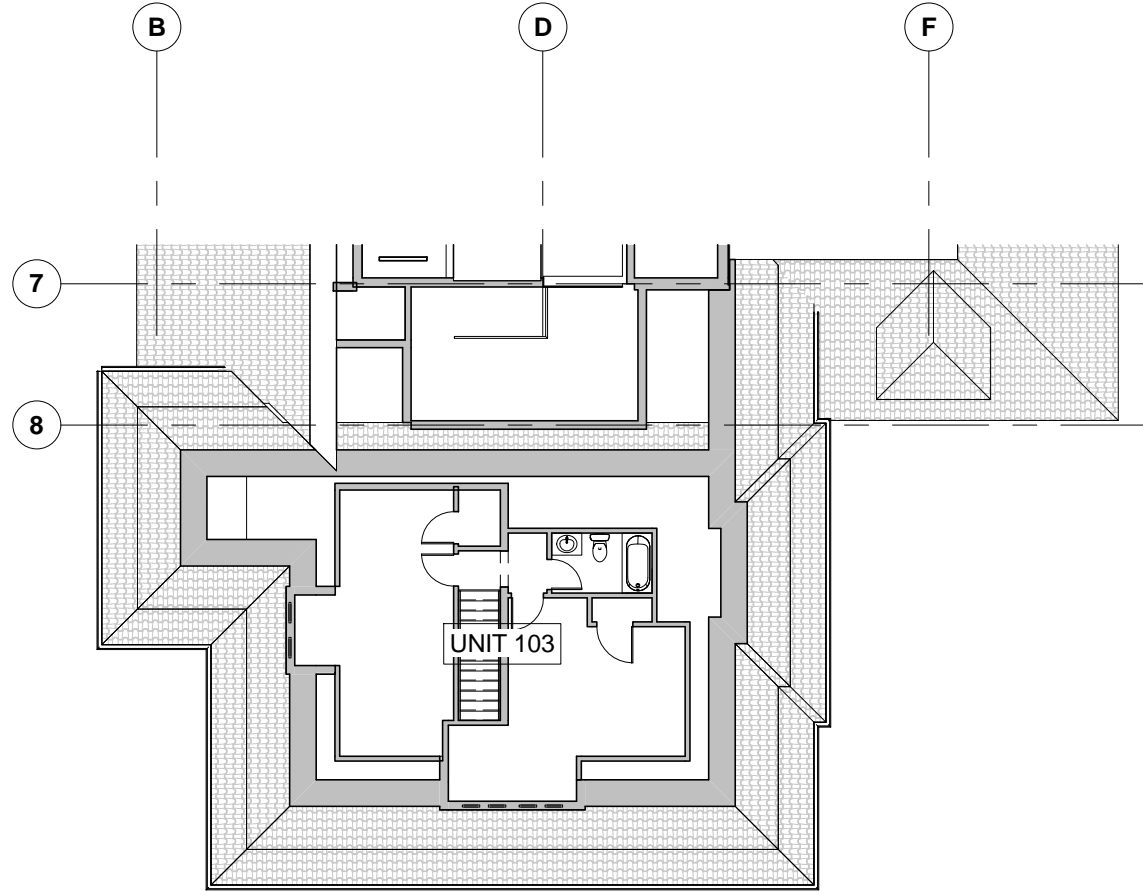
Title: **SECOND LEVEL PLAN** Project No. **15012.00** Date: **08/19/2016**

Scale: **1/16" = 1'-0"**

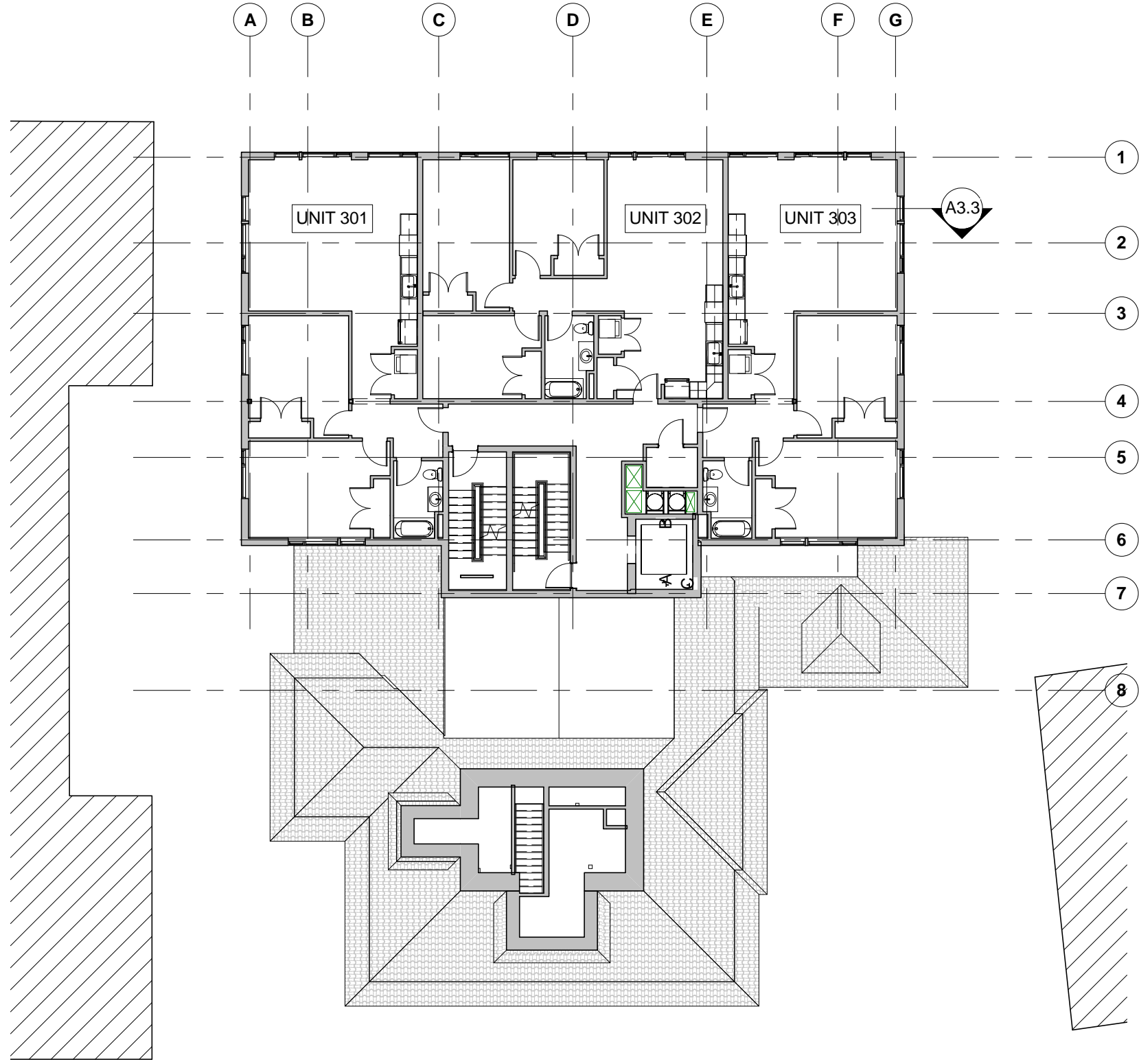
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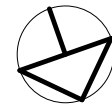


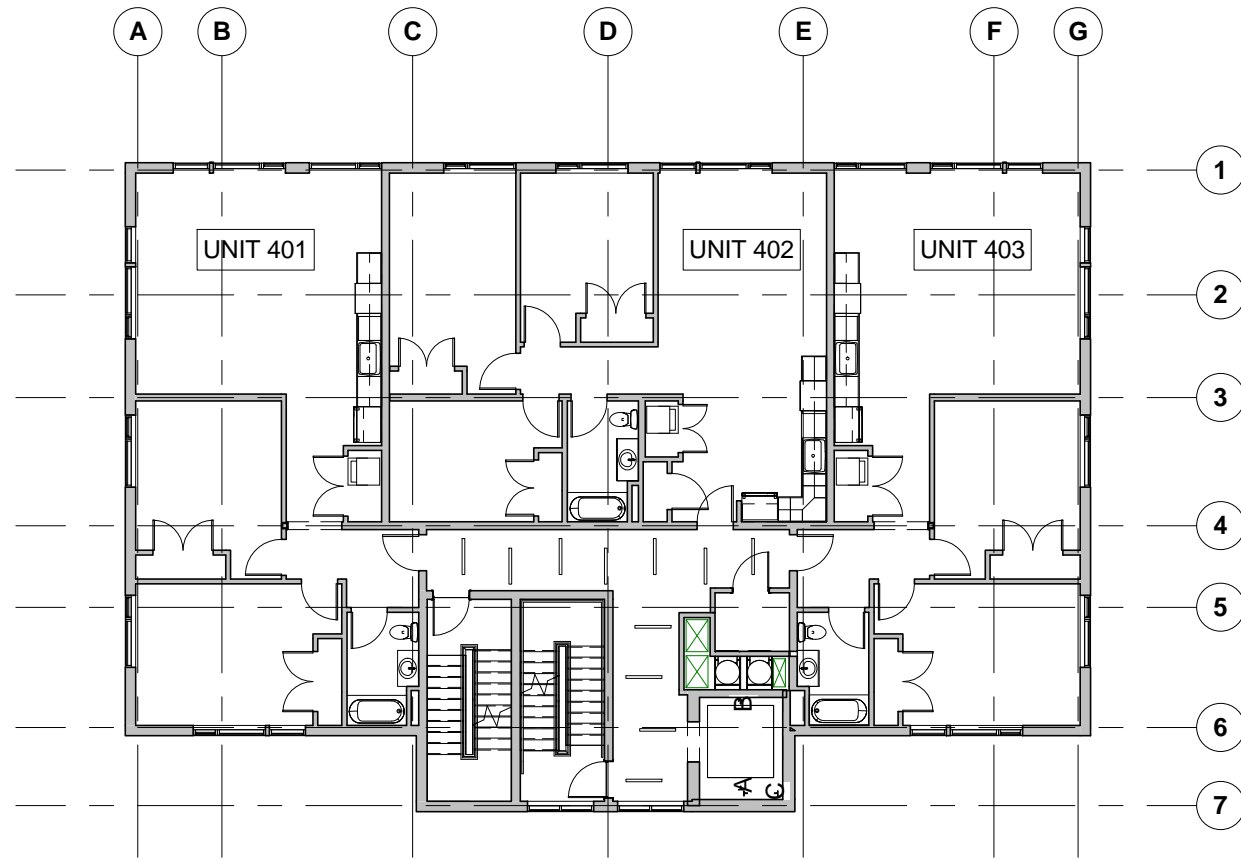


**3RD FLOOR PLAN
HISTORIC HOUSE**

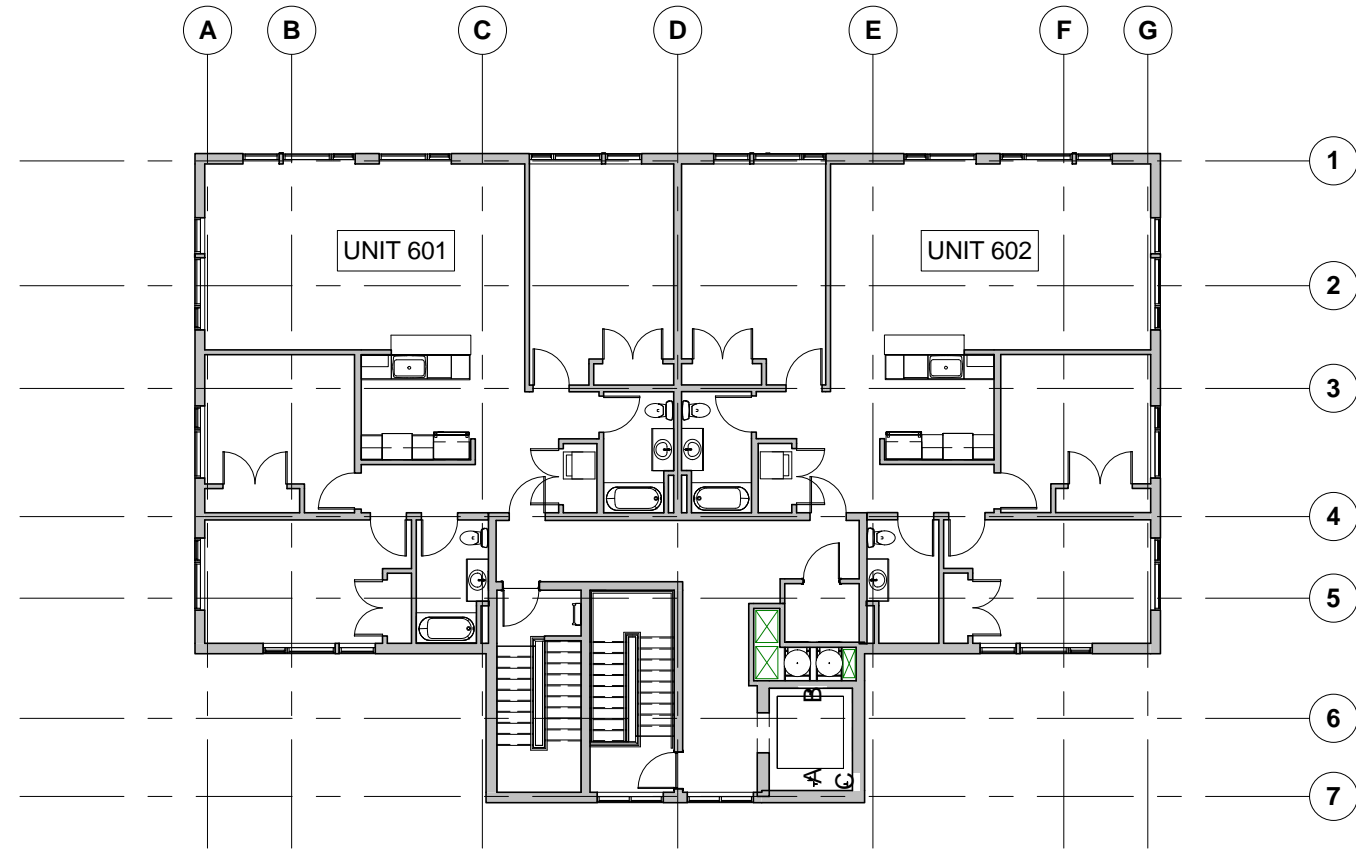


3RD FLOOR PLAN

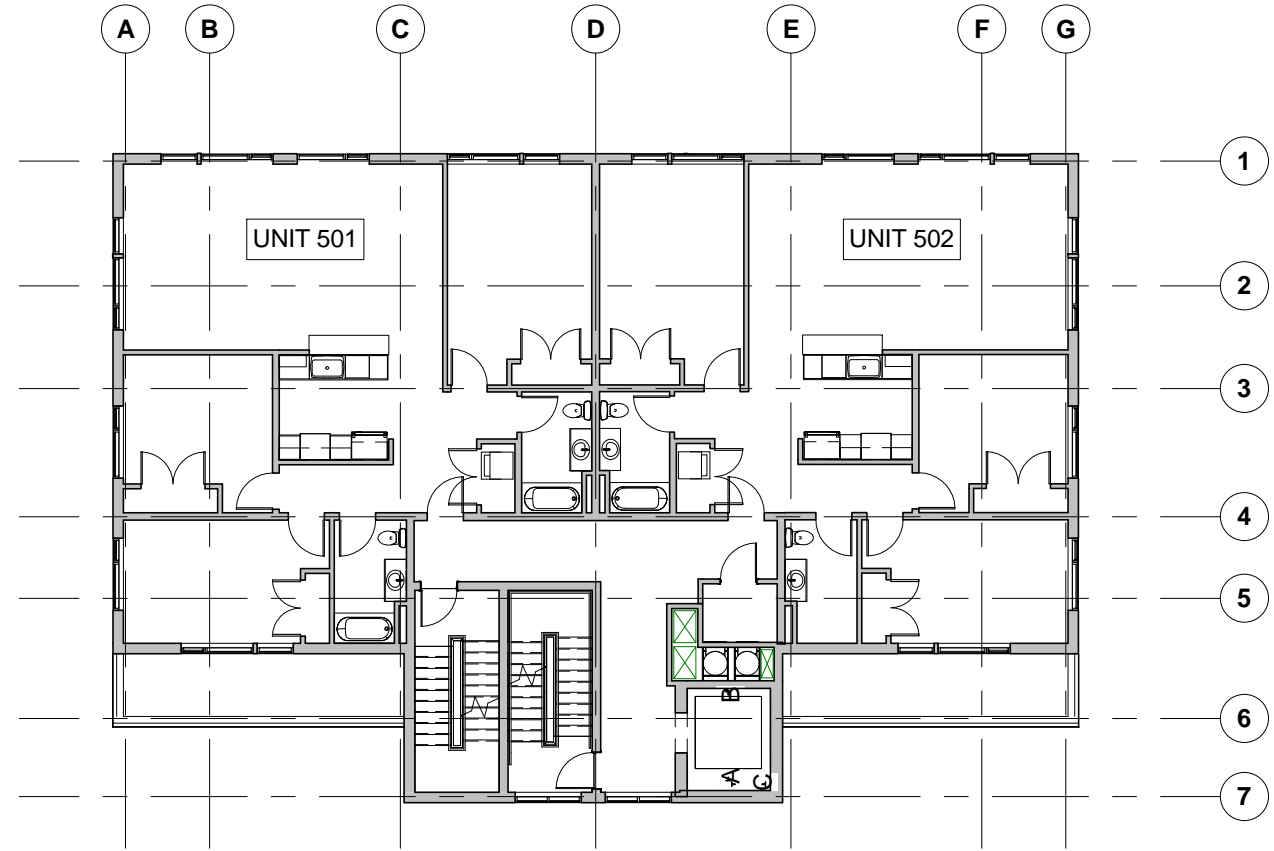




4TH FLOOR PLAN



6TH FLOOR PLAN



5TH FLOOR PLAN

KEYED ELEVATION NOTES:

- N1 NEW 3-PART STUCCO FINISH
- N2 ALUMINUM CLAD DOUBLE HUNG WINDOWS
- N3 REPLICATE EXISTING FRONT PORCH IN NEW LOCATION
- N4 REPLICATE EXISTING PORTE COCHERE IN NEW LOCATION
- N5 REPLICATE EXISTING GARAGE & DORMER IN NEW LOCATION
- N6 REPLICATE EXISTING GARAGE DOORS. GARAGE DOOR AT MAIN ENTRY TO BE SET ON HINGES.

- N7 ENTRY SIDEWALK, STEPS & ACCESSIBLE RAMP
- N8 CLAY ROOF TILES - PROFILE INTERLOCKING STYLE
- N9 EXISTING FRONT ENTRY FOOR TO BE RESTORED
- N10 5/16" FIBER CEMENT PANEL - COLOR 1 - PATTERN SUBJECT TO CHANGE
- N11 5/16" FIBER CEMENT PANEL - COLOR 2 - PATTERN SUBJECT TO CHANGE
- N12 DRIVEWAY TO PARKING AT REAR



KEYED ELEVATION NOTES:

- N1 NEW 3-PART STUCCO FINISH
- N2 ALUMINUM CLAD DOUBLE HUNG WINDOWS
- N3 -
- N4 -
- N5 -
- N6 -

- N7 -
- N8 CLAY ROOF TILES - PROFILE INTERLOCKING STYLE
- N9 -
- N10 5/16" FIBER CEMENT PANEL - COLOR 1 - PATTERN SUBJECT TO CHANGE
- N11 5/16" FIBER CEMENT PANEL - COLOR 2 - PATTERN SUBJECT TO CHANGE
- N12 DRIVEWAY TO PARKING AT REAR

N13 SITE FENCE / GUARDRAIL



KEYED ELEVATION NOTES:

- N1 NEW 3-PART STUCCO FINISH
- N2 ALUMINUM CLAD DOUBLE HUNG WINDOWS
- N3 -
- N4 -
- N5 REPLICATE EXISTING GARAGE & DORMER IN NEW LOCATION
- N6 -

- N7 -
- N8 CLAY ROOF TILES - PROFILE INTERLOCKING STYLE
- N9 -
- N10 5/16" FIBER CEMENT PANEL - COLOR 1 - PATTERN SUBJECT TO CHANGE
- N11 5/16" FIBER CEMENT PANEL - COLOR 2 - PATTERN SUBJECT TO CHANGE
- N12 -

N13 SITE FENCE / GUARDRAIL



Sheet No.

A2.3

Project
GATEWAY BRIGHTON

Title
SOUTH ELEVATION - REAR YARD

Scale
3/32" = 1'-0"

Project No.
15012.00

Date
06/20/16

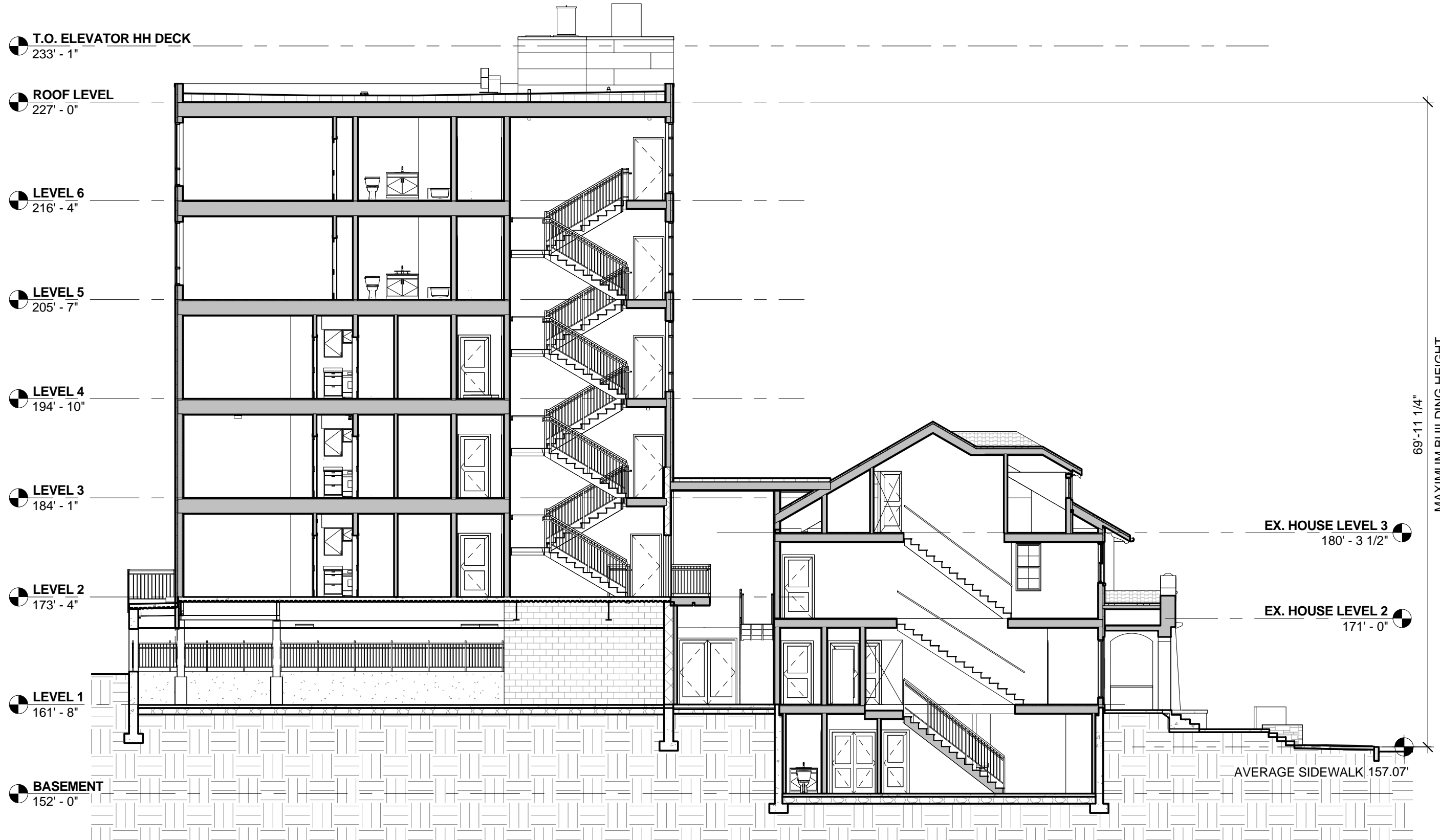
KEYED ELEVATION NOTES:

- N1 NEW 3-PART STUCCO FINISH
- N2 ALUMINUM CLAD DOUBLE HUNG WINDOWS
- N3 REPLICATE EXISTING FRONT PORCH IN NEW LOCATION
- N4 REPLICATE EXISTING PORTE COCHERE IN NEW LOCATION
- N5 REPLICATE EXISTING GARAGE & DORMER IN NEW LOCATION
- N6 -

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- N11 5/16" FIBER CEMENT PANEL - COLOR 2 - PATTERN SUBJECT TO CHANGE
- N12 DRIVEWAY TO PARKING AT REAR

N13 SITE FENCE / GUARDRAIL





● T.O. ELEVATOR HH DECK
233' - 1"

● ROOF LEVEL
227' - 0"

● LEVEL 6
216' - 4"

● LEVEL 5
205' - 7"

● LEVEL 4
194' - 10"

● LEVEL 3
184' - 1"

● LEVEL 2
173' - 4"

● LEVEL 1
161' - 8"

● BASEMENT
152' - 0"

69'-11 1/4"
MAXIMUM BUILDING HEIGHT

● EX. HOUSE LEVEL 3
180' - 3 1/2"

● EX. HOUSE LEVEL 2
171' - 0"

AVERAGE SIDEWALK 157.07'

Sheet No.

A3.1

Project
GATEWAY BRIGHTON

Title
BUILDING SECTION

Date
08/11/16

Project No.
15012.00

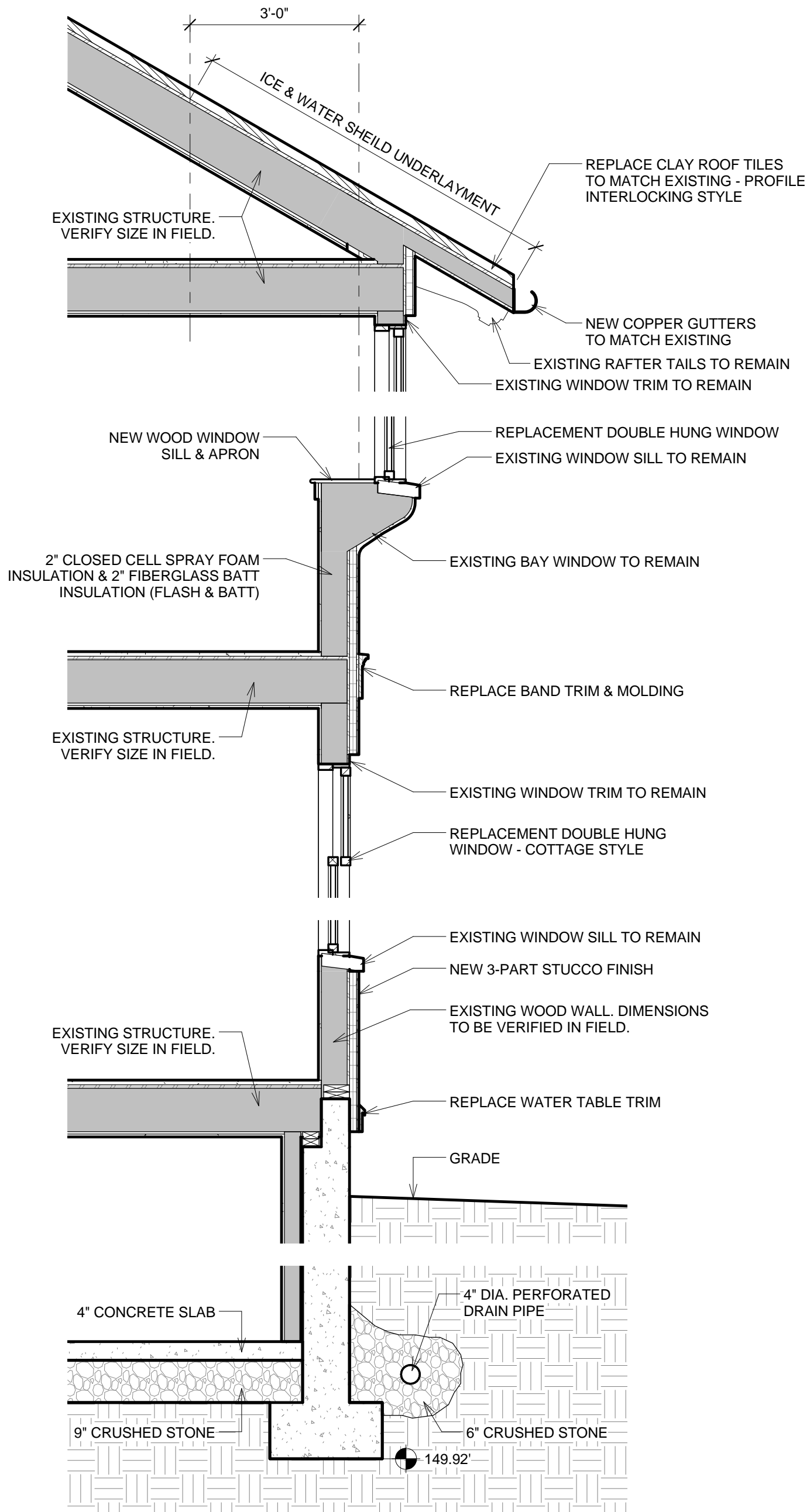
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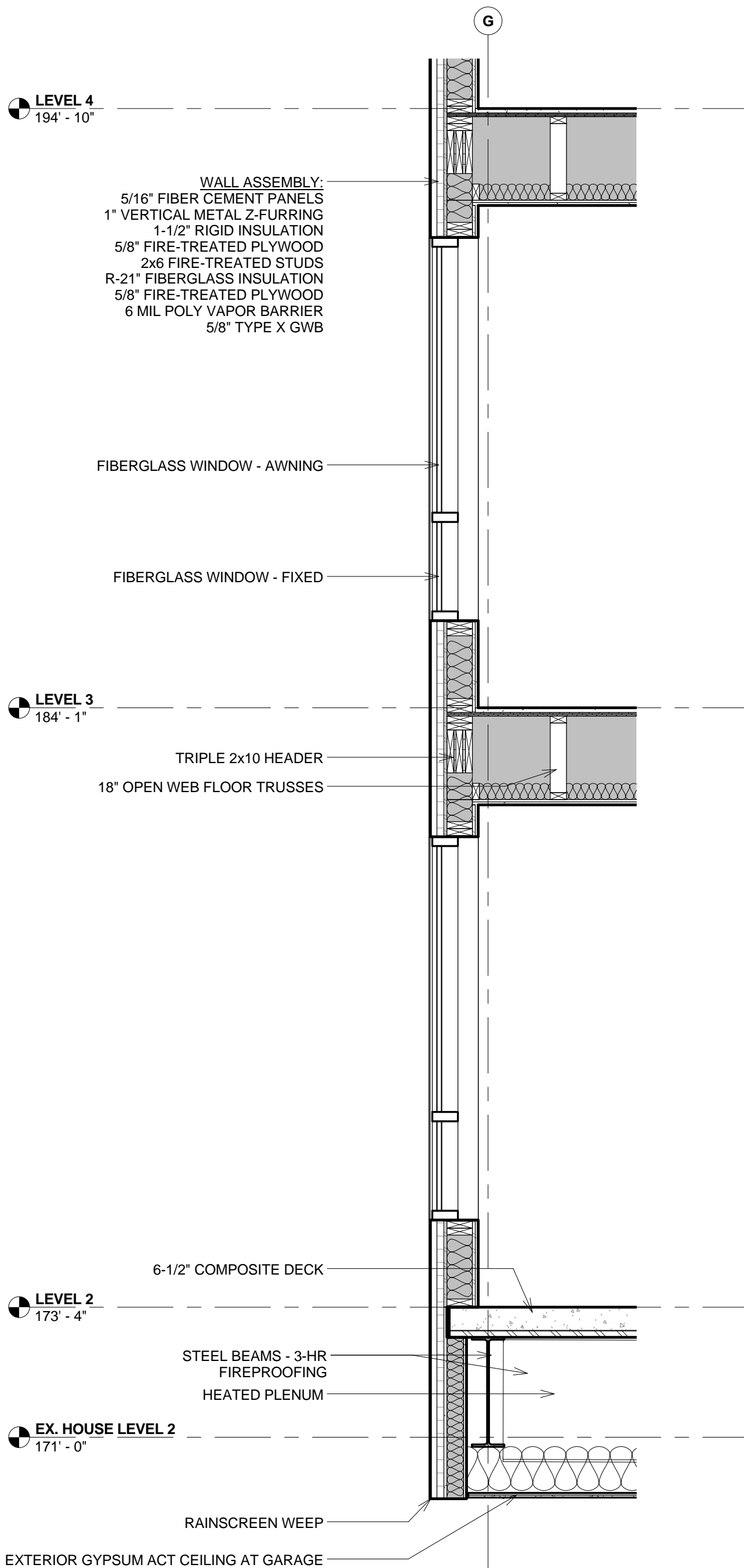
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GATEWAY BRIGHTON
1954 COMMONWEALTH AVENUE

BOSTON, MA
DSA PROJECT No. 15012.00

OUTLINE SPECIFICATION

DESIGN DEVELOPMENT
AUGUST 22ND, 2016

Yu Investment Trust
675 VFW Parkway #128
Chestnut Hill, MA 02467



PROJECT SUMMARY

The Gateway Brighton project is located at 1954 Commonwealth Ave along the northern side of the Chestnut Hill Reservoir, and it is within the Arberdeen Historic District. The immediate neighbors on the sides of the property are 5-story masonry apartment buildings, and across the street are 6-story+ masonry apartment buildings. The proposed project is an R-2 residential apartment building with a S-2 structured parking garage at the rear of the site. There are two distinct sections of the project. The existing 2-1/2 story historic structure will be re-located in the front yard and a 6-story addition will be located in the rear yard, and they will be connected through the central lobby.

The historic structure is Spanish Mission-Style with stucco facades, exposed rafter tails, and a clay tile sloped roof. The new addition in the rear will have a different form, style and material palette than the existing because the historic structure is already a unique element in a neighborhood of 5 and 6 story masonry buildings. The new addition will be clad in blue/gray fiber cement panels. The stair/elevator tower is clad in a sand color fiber cement panel, which is the anchor and connection point to the historic stucco building. The side-yard facades face the neighboring buildings and they have a moderate amount of fenestration. The rear yard facing the public land and reservoir has a significant amount of glass to capture the great views. This southern façade will have Low-E coated glazing to maximize daylighting and minimize solar heat gain. The exterior envelop will be well insulated in the walls and outside with continuous rigid, and the perimeter air-sealing will provide a very energy efficient building.

Code Summary – Building Overview:

Six (6) story residential apartment building with a basement. The building has a parking garage on part of the first floor, and the rest of the spaces are apartments. The building is divided into two buildings; the existing historic building is Type VB 3-story with basement, and the second building is Type IIIB with IA podium, 6-story building. The two buildings are separated by a 3-hour fire wall. The two different construction types in the second building have a horizontal 3-hour fire separation.

Universal Design – Massachusetts Architectural Access Board 521 CMR

There will be 16 apartments in the new development so there is no requirement to provide fully accessible Group 2A units. The 13 units in the newer section of the building are served by an elevator, and therefore must comply with the Group 1 requirements. The 3 units in the historic section of the building are 2-level townhouses so they are exempt from the Group 1 requirements.

There are 19 parking spaces and 1 space needs to be van accessible. The parking space is at least 8 feet wide with a clear 8 ft side access aisle. A clear minimum ceiling height of 8 feet 2 inches is maintained from the parking garage entry to the van accessible space

The site presents unique accessibility challenges because the grade has an approximate 6% slope up from the sidewalk to the rear-yard, which is an 8 foot elevation differential from front to back. There will be an accessible route from the sidewalk up to the main entry and parking level.

Historic Structure: Relocation/Phasing

- Phase 1 Prep house for move and construct foundations for final location.
October 2016 to December 2016
- Phase 2 Move house onto new foundation.
December 2016 to February 2017
- Phase 3 Construction of new building.
February 2017 to March 2018

Condition of historic house/feasibility assessment:

The existing house and detached garage are 100+ year-old structures located in the Arberdeen Architectural Conservation District. The current state of the building exterior is in poor condition and requires a complete roof replacement and significant repair to the stucco exterior. There are numerous roof leaks and broken shingles. The stucco is stained, cracked and has various levels of roughness indicating multiple repairs over time that were not done properly. The original windows in the main building have been replaced with vinyl windows. The original garage doors are in poor condition and are not able to be moved. The copper gutter and downspouts are badly damaged and need full replacement.

The General Contractor has met with the moving sub-contractor and they have determined that they will be able to re-locate the building on the site. It is a wood-frame structure, and the interior finishes will be removed in order to reduce the load. After the interior is gutted the architect, structural engineer, general contractor and moving sub-contractor will inspect the existing structure and determine the specific requirements for the relocation and permanent details. It is assumed that there is water damage/rot in multiple areas around the building given the existing condition of the roof and stucco.

The existing garage and port cochere cannot be moved and will be replicated at the new location. The feasibility for moving the front porch will be determined when selective demolition occurs because it cannot be determined at this point.

1. GENERAL

- 1.01 The General Contractor (GC) shall provide all labor, materials, and incidentals necessary to provide the Owner with a 100% complete project.
- 1.04 The GC shall coordinate work of all trades.
- 1.05 The GC shall provide temporary facilities and utilities.
- 1.07 The GC is responsible for supplying submittals and shop drawings for all applicable items for approval.
- 1.08 The GC is responsible for obtaining approval from the architect for substitutions of approved equal products and/or deviations from drawings.
- 1.09 The GC is responsible for verifying all dimensions in the field before ordering any materials or fabricating items.
- 1.10 The GC is responsible for salvaging all specified historic building components that are scheduled to be re-installed in the new building.
- 1.11 The GC is responsible for field measuring specific elements of the historic structure prior to demolition for the purposes of accurate replication.
- 1.12 The GC is responsible for obtaining approval from the architect for substitutions of approved equal products and/or deviations from drawings.
- 1.13 The GC shall submit a blower door test at randomly selected units at completion of construction. (10% of total units minimum).
- 1.15 The GC shall ventilate the interior spaces after substantial completion and before occupancy to dry construction and remove any accumulated VOC's.

2. SITEWORK

- 2.01 SITE PREPARATION: The existing house shall be moved on the site with the exception of specific building elements that need to be reconstructed at the building's new location. The reconstructed elements are the porte cochere and two-car garage. The GC shall investigate if the front porch

- can be moved with the main building. If it cannot be moved then it will need to be reconstructed to match existing. The reconstructed elements will be mostly new construction with the exception of the rafter tails. These shall be salvaged and re-installed at the new locations in the same pattern and spacing.
- 2.02 TEMPORARY CONTROLS: Provide protection for all adjacent infrastructure.
 - 2.03 SITEWORK: Excavation and backfill for foundations and utility structures. Provide all necessary shoring, bracing, and dewatering. Compacted structural fill: clean bank run gravel. Refer to site plan.
 - 2.05 STORM WATER SYSTEM: Provide storm water drainage and irrigation storage system per civil engineering requirements. Work shall include segmented storage tank, drainage piping from building elements, overflow to City sewer, gravel and filter drainage areas. Includes submersible pumps as required to pump irrigation water. All roof rain leaders to be connected to on-site retainage system.
 - 2.06 GRADING: Grade and clear lot to provide correct grades as determined by civil engineer.
 - 2.07 PAVING OF WALKS AND STEPS: Provide new concrete walkways around edge of site leading to units. Provide new City sidewalks. Refer to site plan.
 - 2.08 RETAINING WALLS: Poured in place concrete, sealed. Refer to civil, structural and architectural drawings.
 - 2.09 CURBING: Provide new curbing, typical at all edges of paving. Provide 6" granite curb edging around planters.
 - 2.10 PAVERS: Colored concrete bricks set with 8" compacted aggregate and polymeric sand base.
 - 2.12 BITUMINOUS PAVING AND STRIPING: Bituminous paving at on-grade driveway. Provide striping for both structured and non-structured parking. Concrete wheel stops at exterior. Recycled plastic wheel stops at interior.
 - 2.13 UTILITIES: Utility trenching and all new connections to tie into City utilities (water, sewer) and fuel utilities (gas, electricity) along Commonwealth Avenue. Provide all required pads, mounting and site appurtenances.
 - 2.14 PLANTINGS: See landscape plan.
 - 2.15 BOLLARDS: Fixed stainless steel bollard. Refer to architectural and/or civil drawings.
 - 2.16 INDOOR BICYCLE STORAGE: See Specialties.
 - 2.17 OUTDOOR BICYCLE STORAGE: A bicycle storage rack for 4 bikes in designated exterior area near the building entrance.
 - 2.18 SITE FENCE: Gemstone Ornamental Aluminum Fencing. Opal style. See civil drawings.

3. CONCRETE

- 3.01 CONCRETE & FOOTINGS: See structural drawings.
- 3.02 ACCESSIBLE RAMPS AND SITE STAIRS: 4000 psi normal weight concrete.
- 3.03 BUILDING SLABS: See structural drawings.
- 3.04 FOUNDATION FOOTING DRAINS AT RETAINING WALLS: See Geotechnical Drawing.

4. MASONRY

- 4.01 REINFORCED MASONRY: Structural shaft walls shall be constructed of reinforced masonry comprised of concrete masonry units (CMU) with vertical and horizontal reinforcing steel. Grout all block cells solid. See architectural and structural drawings.

- 4.02 INSULATED REINFORCED MASONRY: Exterior Insulated Concrete Masonry Unit walls to be Omni-Block, System 8 and 12 with an architectural finish on 1 side. See architectural and structural drawings for details.

5. METALS

- 5.01 EGRESS STAIR GUARDRAILS AND HANDRAILS: Guards to be 42" high 2x4 stud wall with abuse-resistant GWB. Handrails to be 1-1/2" dia. steel tube with solid brass brackets at 36" o.c., horizontally. Prime and paint.
- 5.02 UNIT STAIR GUARDRAILS AND HANDRAILS: Guards to be 42" high 2x4 stud wall with abuse-resistant GWB. Handrails to be 1-1/2" dia. oak with solid brass brackets at 36" o.c., horizontally. Stain and seal wood handrails.
- 5.03 EXTERIOR GUARDRAILS AT BALCONIES: N/A
- 5.04 FIBER CEMENT TRIM: Extruded Aluminum reveal trim manufactured by Easy Trim Reveals Inc. to be used with fiber cement panels or architect approved equal. Anodized Stain Clear Finish. Refer to architectural drawings. See Thermal and Moisture Protection for fiber cement panels.
- 5.05 STRUCTURAL STEEL: Provide structural steel beams, columns and other elements for building framing, including galvanized relieving angles. Refer to structural drawings.
- 5.06 STRUCTURAL STEEL: Provide structural steel hoist beam at elevators.
- 5.07 NON-STRUCTURAL METAL FRAMING: Cold-formed dimensional framing per architectural drawings at 1st floor walls.
- 5.08 METAL DECKING: 2" x 18 gauge composite galvanized steel deck structural floors per structural drawings.
- 5.09 MASONRY TIES: N/A
- 5.10 ROOF GUTTERS AND DOWNSPOUTS: Match the existing gutters at the historic house. Provide 6" 16oz. copper half round roof gutters at all eaves excluding dormers. All downspouts to be 3-1/4"x4-1/4" copper. Provide copper conductor head to match existing.
- 5.12 GARAGE METAL SCREEN 1: TBD
- 5.14 KITCHEN BAR BRACKETS: 1/2" thick x 2-1/2" wide milled steel bracket notched into top plate of 2x4 knee-wall with four #12 wood screws. Install 24" o.c. maximum. Black powder-coat finish. Manufacturer to be centerline brackets or architect approved equal.

6. WOOD AND PLASTICS

GENERAL: Provide wood from certified sustainably grown/harvested suppliers. Local suppliers to greatest extent practicable. **No tropical woods unless FSC certified.**

- 6.01 PRESSURE-TREATED WOOD: PT Water-Borne salt preservatives per AWPB Standards, .040 #/CF ACQ.
- 6.02 FIRE RETARDANT TREATED WOOD: To be used in exterior load bearing walls as indicated in the structural drawings.
- 6.03 WOOD STUD WALL: Spruce-Pine-Fir (SPF) No.1/No.2 wood studs at all interior walls and partitions. Provide double sills and double or triple top plate. Sills on concrete shall be pressure treated. See structural drawings.
- 6.04 EGRESS STAIRS: 2x10 landing joists, 2x12 stringers, 3/4" plywood treads/risers/landings. Integral rubber treads and risers with grit strip, and sheet rubber at landings.

- 6.05 UNIT STAIRS: 2x10 landing joists, 2x12 stringers, 3/4" plywood treads/risers/landings, and 3/4" stained red oak treads and risers. Handrails shall be 1-3/4" dia. stained red oak. See metals for brackets.
- 6.06 UNIT STAIR GUARDRAILS AND HANDRAILS: Guards to be 42" high 2x4 stud wall with abuse-resistant GWB. Handrails to be 1-1/2" dia. oak with solid brass brackets at 36" o.c., horizontally. Stain and seal wood handrails.
- 6.07 WOOD TRIM, CASINGS AND SILL AT UNIT WINDOWS: Nominal 1" poplar. Stool cap to be 1" nominal with full bullnose and cut to fit wall depth. Apron to be 1x4 nominal with 1/8" chamfer at all exposed edges. Painted. Jamb and heads to be gypsum wall board returns.
- 6.07 WOOD TRIM AT UNIT DOORS: Integral trim at split-jamb doors.
- 6.08 WALL BASE TRIM: Johnsonite Millwork Base, 1/4"x4 1/4".
- 6.09 OPEN-WEB TRUSSES: Pre-fabricated wood floor and roof trusses as shown on the structural drawings.
- 6.10 STRUCTURAL WALL SHEATHING: Plywood wall, floor and roof sheathing as shown on the structural drawings. Sheathing at exterior walls to be fire treated 5/8" plywood.
- 6.11 BEAMS AND POSTS: Spruce-Pine-Fir (SPF) No.1/No.2, Laminated Veneer Lumber or Parallel Strand Lumber as shown on the structural drawings. (Use Fire-treated posts within exterior walls)
- 6.12 ENGINEERED JOISTS: "I" Joists shall be performance rated I joists (PRI) in accordance with APA/EWS standard. See structural drawings for sizes.
- 6.13 WOOD BLOCKING: Blocking shall be provided in all unit bathrooms for the future installation of grab bars (Group 1 MAAB). Provide blocking at kitchen walls for cabinet installation, at closets for bracket installation, and at all other location indicated in the drawing set.
- 6.14 PARKING BLOCK STANDARD: 6' parking block made from recycled rubber, solid throughout. Provide lag bolts to anchor to concrete. Provide at every interior parking space.

7. THERMAL AND MOISTURE PROTECTION

- 7.01 GENERAL: To the greatest extent possible, use no- or low-VOC adhesives and sealants.
- 7.02 ROOFING, FLAT: high albedo (white) single ply adhered TPO membrane roof
- 7.03 FLASHING, ROOF: painted .032 and .040 aluminum, misc. shapes.
- 7.04 WEATHER BARRIER 1: Parex USA WeatherSeal Spray & Roll-On water resistive air barrier with vapor permeable membrane. Provide Parex USA Sheathing joint tape. Install at historic house.
- 7.05 WEATHER BARRIER 2: Tyvek Commercial Wrap, Typar MetroWrap, Benjamin Obdyke HydroGap, or approved equal at addition.
- 7.06 BELOW-GRADE FOUNDATION WATERPROOFING: Fluid-applied, single-component, elastomertid, modified polymer waterproofing membrane to be installed at all below grade concrete walls. This is applied to concrete walls of the finished basement.
- 7.07 WINDOW HEAD/SILL/JAMB FLASHING: Parex USA Sheathing joint tape for stucco system at historic house.
- 7.07 WALL INSULATION, CONTINUOUS 1: 1-1/2" rigid insulation, typical at new construction.
- 7.08 WALL INSULATION, CONTINUOUS 2: 3" rigid insulation at CMU wall with metal Z-girts for rainscreen installation at new construction.
- 7.09 WALL INSULATION, STUD CAVITIES: Fiberglass insulation, R-21 at new construction.
- 7.10 BAND JOIST INSULATION: Fiberglass insulation, R-21.
- 7.11 FLOOR INSULATION 1: Insulate below the steel beams at second floor above parking garage with R-38 batt insulation, 24" wide rolls.

- 7.12 ROOF INSULATION 1: Polyisocyanurate insulation boards entirely above deck. R-40 minimum continuous insulation, tapered for drainage. See architectural drawings.
- 7.13 ROOF INSULATION 2: Closed Cell spray foam high performance insulation, R-40 minimum. See architectural drawings.
- 7.14 UNDER-SLAB INSULATION: 2-inch rigid insulation under basement and lobby floor slabs with 1" isolation layer between slab and exterior strip footings.
- 7.15 FOUNDATION WALL INSULATION: 2" R-10 Rigid insulation & drainage board
- 7.16 ACOUSTIC INSULATION: at party walls and party ceiling/floors, common stairway walls and ceilings/floor – mineral wool insulation.
- 7.17 INTERIOR PARTITION WALL INSULATION: R-13 fiberglass batt insulation.
- 7.18 VAPOR BARRIER: 6 mil poly vapor barrier. Completed exterior envelope to be tested for air infiltration (Energy Star standards, min).
- 7.19 FIBER CEMENT RAINSCREEN: Fiber Cement Board Panel System - 4'x10' and 4'x8' fiber cement panels cut to size per elevation drawings. Panels to be 5/16" thick. Provide 1" vertical Z-furring per drawings. Install with exposed pan head fasteners per manufacturer's guidelines. Pre-drill all fastener locations. Panels to be smooth texture, pre-finished solid color – 2 different colors to be selected by architect from manufacturer's full range. Manufacturer to be James Hardie or architect approved equal. Provide extruded aluminum reveal trim – see Metals.
- 7.20 PVC TRIM: Dimension trim profiles indicated in drawings.
- 7.21 FIREPROOFING: At the first floor steel structure (parking garage) provide CAFCO Fendolite M-11 spray fireproofing. Provide 3 hour fire protection. All columns in the parking garage shall be wrapped with 3.4 lbs. galvanized expanded diamond lath to support spray fireproofing.
- 7.22 FIRE-STOPPING: Provide UL approved fire-stopping sealants at all penetrations though rated walls, ceilings and floors.
- 7.23 GWB SEALANTS: At unit demising walls, seal GWB to framing at all sill plates, top plates, interior corners and window/door openings. Seal around all mechanical, plumbing and electrical penetrations.
- 7.24 BATHROOM SEALANTS: Provide marine grade silicone sealants.
- 7.25 EXTERIOR WINDOW/DOOR INSULATION: Low-pressure expanding foam insulation at all gaps between window/door and rough opening. At unit entry doors seal gap at strike plate.
- 7.26 UNIT COMPARTMENTALIZATION: Each unit shall be air-sealed at the exterior walls, demising walls, and corridor walls for energy efficiency. Sealant/chalking shall be used to seal gwb and plywood to framing and for gaps less than 1/4". Expanding foam shall be used to seal gaps larger than 1/4". See architectural details.

8. DOORS AND WINDOWS

- 8.01 FIBERGLASS WINDOWS: Installed at the addition - High efficiency fiberglass, picture and awning combination windows. Windows to have insulated, argon filled, low-E glazing. 0.3 max U-value. 0.4 max SHGC. Low VOC sealants. Finishes to be selected by architect from manufacturer's full range. Standard insect screens at all operable windows. Operable windows shall be limited to 4" maximum opening. Manufacturer to be Inline fiberglass series 325.
- 8.02 ALUMINUM CLAD WOOD WINDOWS: Installed at the historic structure – custom sizing to match existing. Standard double-hung, cottage style double-hung, and casement windows. Windows to have insulated, argon filled, low-E glazing. 0.3 max U-value. 0.4 max SHGC. Low VOC sealants. Finishes to be selected by architect from manufacturer's full range. Standard insect screens at all

- operable windows. Operable windows shall be limited to 4" maximum opening. Manufacturer to be Anderson, Pella, Marvin, or approved equal.
- 8.03 LOBBY ENTRANCE DOOR: 2-1/4" insulated aluminum full-lite door with tempered low-E glazing. Kawneer AA-425 or architect approved equal.
- 8.04 UNIT ENTRY DOORS AND FRAMES: 1-3/4", 16 gauge welded steel raised 2-panel fire rated doors in prehung frames. Painted. Manufacturer to be Delatontaine.
- 8.05 FIRE RATED DOORS/FRAMES: 16 gauge hot dipped galvanized flush doors in heavy gauge, hot dipped galv. hollow metal frame. Provide 90 min. rated doors per schedule. Typical at all stairway doors (including unit entries at common stairs), boiler room, and electrical room doors. Painted. Manufacturer to be Delatontaine.
- 8.06 INTERIOR UNIT DOORS: 1-3/8" raised 2-panel, solid-core MDF veneer, painted. Split jamb, prehung doors, painted. Reeb Millwork.
- 8.07 DOOR HARDWARE – GENERAL: All common doors will have key card access panels and electric strikes.
- 8.08 DOOR HARDWARE: Common Stairwell Entry Doors - lever handle lockset - Schlage mortise 'L' series 'Neptune' or approved equal with electric strike activated by card or from living unit intercom. Ball bearing hinges, accessible brass thresholds, weather-stripping, kickplate, floor door stop, ADA closer, 3" cast aluminum numbers (Ribbon font). ADA signage as required.
- 8.09 DOOR HARDWARE: Unit Entry Doors - lever handle passage latchset - Schlage mortise 'L' series 'Neptune' or approved equal, deadbolt with thumbturn, accessible aluminum thresholds, peephole, 3" cast aluminum numbers (Ribbon font), spring hinges (interior unit entry doors only).
- 8.10 DOOR HARDWARE: Interior Unit Doors - lever handle locksets (function varies) - Schlage cylinder 'D' series 'Neptune' or approved equal, standard hinges, floor door stops.
- 8.11 HISTORIC GARAGE DOORS: Custom built carriage style garage doors to match existing dimensions, profile and style. One door shall be fixed in place at the bike storage room. The door at the entry door shall be on heavy duty garage door hinges, and held in the open position with lockable hardware.

9. FINISHES

- 9.01 GWB: 5/8", Type X or Firecode C at all rated conditions, taped with three coats compound. Provide paperless, mold and moisture resistant GWB at bathrooms and laundry rooms. Refer to wall and floor/ceiling type details.
- 9.02 FLOOR UNDERLAYMENT: Maxxon Gypcrete flooring underlayment over a parallel chord open web floor truss assembly and composite concrete decks, or approved equal at addition.
- 9.03 ACOUSTIC UNDERLAYMENT: Maxxon Acousti-Mat I, 1/8" sound control mat, or approved equal at historic house and addition.
- 9.04 VINYL PLANK: Unit living, dining, entries, hallways and kitchens. Manufacturer to be Patcraft, style Click Refresh. 7" wide by 48" long. Color to be selected by architect from manufacturer's full range.
- 9.05 CARPET: At unit bedrooms and bedroom closets. Masland Mesh
- 9.06 CARPET TILE: Mannington Social Infinity Modular. Carpet shall be urea formaldehyde free, ANSI/NSF 140 standard. Located in common hallways.
- 9.07 WALK-OFF MAT: At residential vestibules. Refer to architectural drawings.
- 9.08 COMMON AREA TILE: Residential lobby. Set on thin set with crack suppression membrane. Adko, Wood-Look Porcelain Plank Tile.

- 9.09 UNIT TILE: At all bathrooms, 2x4 straight-joint mosaic tile flooring and base. 3 colors selected by architect from manufacturer's full range. Daltile Modern Dimensions.
- 9.10 STONE THRESHOLD: Single-sloped, Carrara Marble.
- 9.11 KITCHEN & BATH COUNTERTOP: Dupont Zodiaq Quartz, 3 cm Course Carrara.
- 9.12 KITCHEN BACKSPLASH: Daltile, Reflections in Glass Tile. Install to underside of upper cabinets.
- 9.13 RESILIENT RUBBER STAIR TREADS/RISERS: Common area stairways. Integral rubber stair treads and riser covers with raised pattern and nosing grit strip.
- 9.14 LOBBY WALL COVERINGS: Decorative high-impact wall coverings at GWB walls.
- 9.15 ACOUSTIC TILE CEILINGS AT GARAGE: National Gypsum Gridstone Ceiling Panels. 2'x2'x1/2", gypsum core with a 2-mil white, stipple-textured vinyl laminate face. 15/16" T-bar grid.
- 9.16 PAINT: All wall and ceiling locations. Paint to be low or no- VOC latex primers and coatings. Sheen varies. Provide mildicide additives at all kitchens and bathrooms. Refer to finish schedule for paint sheen.
- 9.17 PAINT: All metals. Paint to be alkyd based, semi gloss. Galvanized metal elements to be shop primed.
- 9.18 PAINT: At exposed concrete masonry wall surfaces provide Spec-Finish, Level 1 Standard Block Finish. Color to be selected by architect from manufacturer's full range.
- 9.19 BATH SURROUNDS: Porcelain Tile. Manufacturer and style to be determined.
- 9.20 PORTLAND CEMENT STUCCO: At Historic House - Basis of Design – 3-part stucco exterior finish over continuous rigid insulation by *Parex*. Install a metal lath over the insulation board, stucco basecoat, primer coat, and finish coat.

10. SPECIALTIES

- 10.01 SIGNAGE:
 - Provide interior signage package including signage for all unit numbers, common areas, stairs, emergency egress directional signage, maintenance and management spaces. All interior signs to have raised letters and Braille translations.
 - Contractor to provide all required construction signs and any temporary signs.
- 10.02 MAILBOXES: Provide USPS approved recessed ganged mailboxes with master-lock system.
- 10.03 INTERCOM SYSTEM: Provide multiplex, wall-mounted intercom system with video intercom stations in all units.
- 10.04 BUILDING NUMBERING: At exterior provide 4" high cast brass numbers. Ribbon font.
- 10.05 PROXIMITY CARD ACCESS SYSTEM: Key fob system at main entries.
- 10.06 FIRE-PROTECTION SPECIALTIES: Provide portable fire extinguishers, semi-recessed fire-protection cabinets, and mounting brackets; provide seven (7) total. Locations to be indicated on drawings. Provide one wall hung fire extinguisher near kitchen in every unit.
- 10.07 TOILET AND BATH ACCESSORIES: Manufacturer to be AJW. Provide mirrored medicine cabinet, 8" towel ring, 24" towel bar, toilet paper holder, robe hook, curved shower curtain rod, and 12" vertical grab bars in shower, at all unit bathrooms.
- 10.09 UNIT CLOSETS: Typical closet to have one fixed wire shelf and chrome finished oval rod on metal brackets at no more than 36" on center. Linen closets shall have 4 wire shelves with adjustable standards/brackets.
- 10.10 INDOOR BICYCLE STORAGE: Bicycle storage racks for 6 bikes in designated interior areas. Racks shall be wall mounted Bike File manufactured by Dero Bike Rack Co., or approved equal.

11. EQUIPMENT

GENERAL: All appliances and equipment to be Energy Star certified.

- 11.01 FALL RESTRAINT EQUIPMENT: Manufacturer to be American Anchors, Guardian Fall Protection, JP Obelisk, or architect approved equal. Fixed anchor point system at flat roof. See Roof Plan.
- 11.02 RANGE: New 30" slide-in electric range at each kitchen except for accessible units. Smooth-top, stainless steel finish. GE Appliances.
- 11.03 MICROWAVE-OVER-THE-RANGE: 1.7 cu. ft. microwave with top vent 3-1/4"x10" exhaust. Provide transition adapter to 8" dia. Duct – see mechanical. Stainless steel finish. GE Appliances.
- 11.04 DISHWASHER – 24" wide, stainless steel finish. GE Appliances.
- 11.05 REFRIGERATOR – 18 cu. ft. frost-free refrigerators. French-door model with freezer at the bottom and integral ice makers. GE Appliances.
- 11.06 WASHER/DRYER UNIT - Stackable washer-dryer at all units. GE Appliances.
- 11.07 TRASH CHUTE: 24" dia. 16 gauge aluminized steel. Stainless steel intake doors with electrical interlocks. Chute shall be vented 4 ft. above roof level. Provide 1/2" sprinkler head at highest intake, disinfecting equipment, sound dampers and odor control. Manufacturer to be Century Chutes or architect approved equal.

12. FURNISHINGS

GENERAL: To the maximum extent possible provide cabinets, countertops, and other furnishings that are constructed using formaldehyde free adhesives and materials. **No tropical woods unless FSC certified.**

- 12.01 KITCHEN CABINETS: Metropolitan Cabinets "Elegante" slab Thermofoil Northern Contours Group D "Black Truffle" with dovetail drawers, soft-close drawers and Hafele soft close hinges at doors.
- 12.02 WINDOW TREATMENT: Mecho 5 Roller Shades. Typical at all residential unit windows.

13. SPECIAL CONSTRUCTION

N/A

14. CONVEYING SYSTEMS

- 14.01 ELEVATOR: Provide (1) six stop, two-door gearless traction elevators and all associated systems by Kone or approved equal. GEN2 model. Solid state controls. Elevator cab finishes to be patterned stainless steel with hang pad hooks. Elevator shall have a minimum speed of 200 ft/min with 3500 lbs. capacity. Provide control room and devices per manufacturer's specifications.

15.1 FIRE PROTECTION

- 15.05 AUTOMATIC FIRE SUPPRESSION SYSTEMS: See FP Drawings.

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15.2 PLUMBING

- 15.21 PLUMBING – See plumbing drawings.

15.3 MECHANICAL

- 15.31 BASE BID SYSTEM: See Mechanical Drawings.

16. ELECTRICAL

16.01 ELECTRICAL SYSTEM: See Electrical Drawings.

END OF SPECIFICATION