

Taylor Made Treehouse Retreat Phase 1 Report

August 16, 2021













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Chapter 1 FRAMEWORK



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Introduction

Taylor Made Retreat

Taylor Made Retreat is not a typical addiction treatment facility. In lieu of clinicians, they offer a supportive, educational program centered on community, compassion and immersion in the 12-step recovery process used by Alcoholics Anonymous. This approach has proven immensely successful and in their first year alone, the Retreat found that:

- For people who have stayed for 30 days or more,
 82.3% are staying sober.
- For people who have stayed for 60 days or more, 91% are staying sober.

The Retreat is sited in a beautiful 1930's Tudor Revival home that sits amongst over four acres of forested paths, terraced gardens, waterfalls and natural springs. The house has space to accommodate 16 residents, and by expanding capacity the retreat aims to serve the growing need for alternative recovery options.

Taylor Made Retreat is working with a team led by ZGF Architects to design and build a new group of bunkhouses that will double the capacity of the Retreat, housing an additional 16 residents. Supported on piers, the new structures will float among the grove of redwoods and lightly touch the forest floor below. Conceived as "treehouses", the bunkhouses are designed for year-round occupancy and include beds, desks, storage, and adjoining toilet rooms. A connection between the new treehouses and the existing house will be maintained via the pool deck, which will be re-envisioned as a community gathering space, ideal for meetings, performances, or speakers.





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Schedule & Phases



Program Guidelines



CAPACITY

Each structure supports 4 individuals through their rehabilitation process. The total expansion will accommodate 16 residents, doubling the capacity of the Retreat.



SLEEPING AREA

Each individual will have their own bunk within the structure.





construction waste.



CLOTHING STORAGE

Individuals stay at the retreat for 30-90 days and will have a personal storage cabinet for their clothing and personal items during this time.



DESK/WORKSPACE

Each individual will have their own desk near their bunk for reading and tasks related to their rehabilitation process.



HEATING & COOLING

Electric cove heaters will heat the spaces through radiation and convection. Passive cooling will be achieved with operable windows and cross-ventilation. An energy recovery ventilator will provide ducted ventilation on days where opening the windows isn't an option.



TOILETS

Structures will provide shared toilets and sinks that can be accessed directly at night without going outside.



BATHING & KITCHEN Shared kitchen and shower programs will be located in the main building. Structures do not



The building code requires that one unit must be fully Accessible, while the others must be at minimum, Type B. To create an equitable space, all units are designed to be fully Accessible.

SITE CONNECTION

The structures will touch the site lightly with pier foundations, minimally impact the natural environment. The existing walking paths throughout the site will be maintained.

SUSTAINABILITY

The design solution plans to incorporate sustainable principles, healthy materials, and assembly methods that minimize

include cooking, or bathing areas.

ACCESSIBILITY

Guiding Principles

Connection to Community

Isolation is harmful to those recovering from substance abuse disorders. The program at Taylor Made Retreat encourages residents to build supportive relationships with each other and the community at large in order to create a foundation for a sober life outside of the Retreat. The Treehouses should encourage connection to other people, rather than promote or enable solitude.



These principles summarize the primary values that guide the design of the Treehouse Retreat. As the physical space develops and adjusts in response to programmatic changes, existing condition realities, or budget goals, the decisions should always be evaluated with these core values in mind.

Connection to Nature

Connection to natural environments has substantial healing benefits and is promoted by the concept of Biophilic Design. Biophilia means "love of life" and describes human's innate draw towards other living systems. The Treehouses should be designed with a strong connection to nature to reduce stress, benefit the health & wellness of the residents, and support the spiritual journey that is integral Taylor Made.

Resource Efficiency

The Retreat operates on land that is part of a vibrant ecosystem. Resource and energy awareness are paramount to designing a conscious structure. Buildings on the site should consider all parts of the process as opportunities to contribute to, and not detract from, the surrounding environment.



Health & Equity

Buildings have the ability to either negatively or positively affect the health and wellness of their users through material choices, M/E/P systems, lighting and thermal envelope design. The overall safety and wellbeing of the users is paramount. In addition, the design must be inclusive and accessible to reflect the values of Taylor Made Retreat.





Sustainability Goals

The project's holistic approach to sustainable design can be summarized into two main ideas: **resource efficiency**, through material, site, and energy efficiency, and **wellness**, through biophilic design.

RESOURCE EFFICIENCY

A careful consideration of the existing site is necessary in order to support the mission of the Retreat. From creating healthy indoor environments to low-impact construction techniques, the project aims to reduce embodied energy throughout the entire project, as well as its lifetime. Listed below are strategies to use less energy-intensive materials, deploy efficient systems, and consider non-invasive site improvements. The overall goal, rather than reach a certain certification level, is to become a harmless part of the ecosystem in which the building is sited.



Materials

Use Red-list free, Living Building Challenge materials, to create healthy indoor air quality

Minimize use of concrete & steel, maximize use of wood

Optimize concrete mix in foundations to reduce carbon emissions related to the cement production process

Use local materials to minimize embodied carbon of the project

Select non-toxic insulation, like mineral wool.

Energy

Use electric-only energy. Avoid bringing gas and other fuels to the site.

Utilize 100% efficient electric heating through electric cove heaters (all incoming energy is converted to heat).

Include an energy recovery ventilator to recover heat from outgoing air and temper the incoming fresh air for ventilation.

Provide passive cooling with operable windows that allow cross ventilation through the space.

Set high thermal performance benchmarks for glass and glazing that exceed code requirements.

Maximize daylight from south facing windows to reduce the need for artificial lighting.

Site

Avoid removing existing trees. Re-use any trees that must be removed in furniture or cladding.

Consult with arborist on health of trees and location of proposed footings. Avoid root systems when digging & pouring foundations.

Use pier footings and above-grade lateral bracing to minimize site disturbance.

Avoid disrupting drainage patterns and existing site topography. Maintain existing walking paths.

Collect rainwater for landscape irrigation.

Plant native species that help restore site and support wildlife.





Sustainability Goals

WELLNESS THROUGH BIOPHILIC DESIGN

Terrapin Bright Green is a sustainability consulting firm and a leader in biophilic design research and implementation. They have established three categories of biophilic design - "Nature in the Space", "Natural Analogues", and "Nature of the Space" as well as 14 design patterns that should be considered when designing a space. We know that connection to nature in the built environment offers significant benefits to cognitive function, creativity, mental & physical healing, and stress reduction. The Design Team strove to incorporate biophilic principles in the design of the Treehouse Retreat and the following is a summary of how the design addresses each of the 14 patterns.

3 / Non-rhythmic Sensory Stimuli

What

Stochastic and ephemeral connections with nature that may be analyzed statistically but may not be predicted precisely

How

Increased water flow during a rain event, changing wildlife noises, gusts of fresh air through an operable window, sound of footsteps nearby from other residents.

6 / Dynamic & Diffuse Light

What

Leverages varying intensities of light and shadow that change over time to create conditions that occur in nature

How

Tree canopy filters light into gathering space and bunkhouses at all time of day.

4 / Thermal & Airflow Variability

What

Subtle changes in air temperature, relative humidity, airflow across the skin, and surface temperatures that mimic natural environments.

How

Providing operable windows to allow user control of ventilation that responds to the outdoor conditions

7 / Connection with Natural Systems

What

Awareness of natural processes, especially seasonal and temporal changes characteristic of a healthy ecosystem

How

*V*indows amongst trees, views of deciduous forest and wildlife patterns.

1 / Visual Connection with Nature

What

A view to elements of nature, living systems and natural processes

How

Large windows, decks, and views of the surrounding trees and forest.

9 / Material Connection with Nature

What

Materials and elements from nature that, through minimal processing, reflect the local ecology or geology and create a distinct sense of place

How

Nood, stone, landscaping are all tactile elements in the area surround the structures. Inside the bunkhouses, finish materials are natural wherever possible.

10 / Complexity & Order

What

Rich sensory information that adheres to a spatial hierarchy similar to hose encountered in nature

How

Regular vertical wood elements, layers of porches and inside/outside spaces.

2 / Non-Visual Connection with Nature

What

A deliberate and positive reference to nature, living systems or natural processes through multi-sensory stimuli, such as sound, smell, touch, taste.

How

Operable windows allow residents to hear the nearby creek, wildlife and trees, and smell the fresh forest air. Extensive use of natural wood as a finish material provides a tactile connection to nature.

12 / Refuge

What

A place for withdrawal from environmental conditions or the main flow o activity, in which the individual is protected from behind and overhead

How

Private, individual spaces within the bunkhouses.

13 / Mystery

What

The promise of more information, achieved through partially obscured views or other sensory devices that entice the individual to travel deeper into the environment

How

Views out to the surrounding forest or the walking paths below are revealed or obscured by the bunkhouses depending on one's position on the deck. Entries to the bunkhouses are revealed or obscured by layered wood screening elements.

5 / Presence of Water

What

A condition that enhances the experience of a place through seeing, hearing or touching water

How

Proximity to Messenger Creek, water features, like rain chains and waterfalls to highlight water movement.

8 / Biomorphic Forms & Patterns

What

Symbolic references to contoured, patterned, textured or numerical arrangements that persist in nature

How

Natural clustering of bunkhouses, vertical piers and exterior cladding references old growth trees, curved, layered amphitheater seating and water feature.

11 / Prospect

What

An unimpeded view over a distance, for surveillance and planning

How

Views from high on the slope out into the surrounding forest and meadow.

14 / Risk, Peril

What

An identifiable threat coupled with a reliable safeguard

How

Height of structures amongst the stand of redwoods, with guardrails for protection.

DESIGN CONCEPT



The site of the Taylor Made Retreat is a case study in the interconnectedness of water and the human spirit. Originally revered by First Nation tribes for its natural springs, the site later attracted a bootlegger and an organist in the early 20th century. The couple built the original house on the property and used the springs for their distillery. Today, the natural spring still bubbles through the site and offers its healing energy to residents and visitors alike.

The design of the treehouses celebrates water by building a new connection to the spring. The new group of structures in the trees gathers and redirects rainwater to create an experiential connection with the site - by providing living space that is activated by rain, residents can fully embrace the healing spiritual power of moving water. Embracing a characteristic of the Pacific Northwest climate is important to ground the rooms in their immediate context. By creating an experience to accompany the frequent rain, residents will be able to look forward to rainy days as much as sun-filled ones.

Each of the four bunkhouses contains beds, desks, and storage for clothing and personal items, providing capacity for an additional 16 residents at the Retreat. Shared washrooms link the structures and allow residents to access toilets and sinks without having to go outside at night. Just as the structures collect water, the radial configuration of the rooms around a stepped amphitheater collects residents into a central gathering space. The treehouses are arrayed to embrace a protected inner space, while providing an outward panoramic view of the creek. New decking over portions of the former pool create more space for gatherings, meetings, or performances.

The concept of collection, gathering, and community are integral to the design and configuration of the project. The Retreat focuses on a shared human experience, and the treehouses should be designed to support this philosophy. The new structures will foster human connectivity by providing both large and small gathering spaces, intimate interiors, and safe spaces to relax. The project aims to be a healing, nurturing space that takes cues from the deeply spiritual surroundings.

By creating an experience of running water, providing spaces that encourage human empathy, and cultivating a deep respect for nature, the treehouses aim to become an integral extension of the vibrant community of the Taylor Made Retreat.















structure

laminated wood columns with concrete footings

interior personal storage and nightstands

bunk beds with views to spring

desk space looks out to waterfall





Zoning Summary

Washington County (Urban Unincorporated)

Site Information

 TAXLOT ID: 1S110DA00509 & 1S110DA00501

 REAL PROPERTY ACCOUNT: R1365793 & R65468

 Address: 10930 SW WALKER RD.

 City/Zip: BEAVERTON, OR 97005

| Jurisdiction: | | Urban Unincorporated Washington Co | | | | | | | | | |
|------------------------------|-----------------------------|--|--|--|--|--|--|--|--|--|--|
| Plan Designation: | | (Zoning) R-5 | | | | | | | | | |
| General Setbacks for the | Land Use District: | Front: 15 / Side: 5 / Rear: 15 / Street Side: 10 | | | | | | | | | |
| Within Urban Growth Bou | indary: | Yes | | | | | | | | | |
| Within Metro's Urban Serv | vice Area: | Yes | | | | | | | | | |
| In Urban Road Maintenan | ce District: | Yes | | | | | | | | | |
| In ESPD: | | Yes | | | | | | | | | |
| Ground Water Resource A | vrea: | Not located within a Ground Water Resource Area | | | | | | | | | |
| Service District for Lightin | ig Assessment: | Not in an Assessment Area. | | | | | | | | | |
| Sanitation District: | CWS | | | | | | | | | | |
| Water District: | WESTSL | | | | | | | | | | |
| Fire District: | TVFR | | | | | | | | | | |
| Fire Management Zone: | 5588 | | | | | | | | | | |
| Park District: | Collect THPRD SI | DC | | | | | | | | | |
| North Bethany Plan Area: | Not in North Beth | any Sub Area | | | | | | | | | |
| School District: | BEAVERTON | | | | | | | | | | |
| Election Precinct: | 353 | | | | | | | | | | |
| Commissioner District: | 2- Pam Treece | | | | | | | | | | |
| Assessor Area: | 5 | | | | | | | | | | |
| Citizen Participation Org: | CPO3 | | | | | | | | | | |
| Community Plan Map: | Raleigh Hills - Garden Home | | | | | | | | | | |
| Area of Special Concern: | Urban C | | | | | | | | | | |
| Historic & Cultural Resour | ce Inventory: No | t located within a Historic and Cultural Resource Inventory Area | | | | | | | | | |
| Airport Overlay: Not loca | ted within an Airpo | ort Overlay | | | | | | | | | |
| POD Date Zoned: POD:1-9 | /9/59 | | | | | | | | | | |

ODOT District: 2B



Zoning Summary

Washington County (Urban Unincorporated)



Site Classification = R5

302 - R-5 DISTRICT (RESIDENTIAL 5 UNITS PER ACRE)

302-1 Intent and Purpose

The R-5 District is intended to implement the policies of the Comprehensive Plan for areas designated for residential development at no more than five units per acre and no less than four units per acre, except as specified otherwise by Section 300-2, Section 300-5, or Section 302-6. The primary purpose is to protect existing neighborhoods developed at five units per acre or less. Infill development on all parcels 2 acres or less may occur only through application of the infill policy (Section 430-72).

Zoning Summary Washington County (Urban Unincorporated)

Residential Density

- Maximum Density 5 units per acre
- Minimum Density 4 units per acre
- The permitted residential density shall be no more than five units per acre and no less than four units per acre, except as permitted by Section 300-2 or by 302-6.2 below: and
- A lot shall be at least 14,000 square feet in area in order to be divided.
- The Review Authority may exclude slopes between 15 and 20 percent from the acreage used to calculate the minimum density when the following standards are met:
 - A. The applicant submits an engineering geology report that demonstrates the subject area should not be built to the minimum density due to landslide or soil liquification hazards, or other geologic hazards. The engineering geology report shall be prepared by a registered civil engineer experienced in geotechnical engineering and/or a certified engineering geologist or a registered professional geologist. The report shall be accepted as complete by the Building Engineer prior to submission of an application. The Building Engineer may require an outside peer review to assist in the review of the engineering geology report. The applicant shall be responsible for the costs of such a review; and
 - B. The Review Authority finds that building to the minimum density would result in, or be in jeopardy of, landslide or soil liquification hazards, or other geologic hazards.

Environmental Impact

 The Community Development Code Section 422 includes significant natural resource requirements for proposed development in the County's urban unincorporated area. The regulations allow for limited development in areas with significant natural resources while providing appropriate protection or mitigation of impacts. If a proposed development interferes with or impacts a protected area, the developer must provide recommendations to reduce the impact and/or offset any loss of habitat. (See next page for more details)

Yard Setback Requirements

North Property Line - 20ft Setback

- 20ft front or street side yard to garage vehicle entrance
- 15ft front yard to the front building wall and
- 12ft to a porch or other covered or enclosed entryway

East Property Line - 10ft Setback

10ft street side yard

South Property Line - 15ft Setback

• 15ft rear yard, except for access to a rear garage (4ft)

West Property Line - 10ft Setback

10ft street side yard

*Required yards shall be horizontally unobstructed except as provided in Section 418; and Additional setbacks may be required as specified in Sections 411 and 418.

Maximum Building Height: 35ft or 15ft

• The maximum height for structures shall be 35 feet except as modified by other Sections of this Code.

 The maximum height for accessory structures shall be 15 feet except as modified by other Sections of this Code. (*Accessory Structure or Use is defined as a structure or use incidental, appropriate, and subordinate to the main structure or use.)

• Normal building appurtenances and projections such as spires, belfries, cupolas, chimneys, ventilators, elevator housings or other structures placed on or extending above roof level may exceed the 35-foot building height limit to a maximum height of 60 feet.

For any detached dwelling or manufactured dwelling (except manufactured dwellings in a manufactured dwelling park or a manufactured dwelling approved as a temporary use), and their accessory structures, the maximum building height shall comply with the Solar Balance Point Standard in Section 427-4.

Zoning Summary - Environmental Protection

Washington County (Urban Unincorporated)

422 - SIGNIFICANT NATURAL RESOURCES

422-1 Intent and Purpose

The intent and purpose of these standards is to permit limited and safe development in areas with significant natural resources, while providing for the identification, protection, enhancement and perpetuation of natural sites, features, objects and organisms within the county, here identified as important for their uniqueness, psychological or scientific value, fish and wildlife habitat, educational opportunities or ecological role.

Development within riparian areas, Water Areas and Wetlands, or Water Areas and Wetlands and Fish and Wildlife Habitat shall comply with applicable state and federal regulatory guidelines.

422-2 Lands Subject to this Section

Those areas identified in the applicable community plan or the Rural/Natural Resource Plan Element as Significant Natural Resources and areas identified as Regionally Significant Fish & Wildlife Habitat on Metro's current Regionally Significant Fish & Wildlife Habitat Inventory Map.

Significant Natural Resources have been classified in the Community Plans or the Rural/Natural Resource Plan Element by the following categories:

- 422-2.1 Water Areas and Wetlands. 100-year flood plain, drainage hazard areas and ponds. except those already developed.
- 422-2.2 Water Areas and Wetlands and Fish and Wildlife Habitat. Water areas and wetlands that are also fish and wildlife habitat.
- 422-2.3 Wildlife Habitat. Sensitive habitats identified by the Oregon Department of Fish and Wildlife, the Audubon Society Urban Wildlife Habitat Map, and forested areas coincidental with water areas and wetlands.
- 422-2.4 Significant Natural Areas. Sites of special importance, in their natural condition, for their ecological, scientific, and educational value.

422-3 Criteria for Development

- 422-3.1 The required master plan and site analysis for a site which includes an identified natural resource shall:
 - Identify the location of the natural resource(s), except in areas where a Goal 5 analysis has Α. been completed and a program decision adopted pursuant to OAR 660, Division 23 (effective September 1, 1996);
 - Describe the treatment or proposed alteration, if any. Any alteration proposed pursuant to В. Section 422-3.1 B. shall be consistent with the program decision for the subject natural resource; and
 - Apply the design elements of the applicable Community Plan; or the applicable C. implementing strategies of the Rural/Natural Resource Plan Element, Policy 10, Implementing Strategy E which states:

"Implement the recommendations of the Oregon Department of Fish and Wildlife Habitat Protection Plan for Washington County and to mitigate the effects of development in the Big Game Range within the EFU, EFC and AF-20 land use designations."

- 422-3.2 Open Space Inside the UGB:
 - Α. Shall be identified as provided in Section 404-1, Master Planning - Site Analysis;
 - В. When located in a park deficient area as identified on the significant natural resource map. the applicant shall notify the appropriate park provider of the proposed development.

422-3.3 Development within a Riparian Corridor, Water Areas and Wetlands, and Water Areas and Wetlands and Fish and Wildlife Habitat:

- A. No new or expanded alteration of the vegetation or terrain of the Riparian Corridor (as defined in Section 106) or a significant water area or wetland (as identified in the applicable Community Plan or the Rural/Natural Resource Plan) shall be allowed except for the following:
 - Crossings for streets, roads or other public transportation facilities. (1)
 - (2) Construction or reconstruction of streets, roads or other public transportation facilities.
 - (3) Installation or construction of the following utilities: sewer and water lines, electric, communication and signal lines; and gas distribution and transmission lines.
 - Wildlife viewing areas and recreation or nature trails. (4)
 - (5) Bank maintenance, restoration or stabilization, including riprapping for erosion control, of a river or other watercourse or body of water provided there is compliance with the requirements of Section 421-4.6. This use is not subject to Section 422-3.5 or Section 422-3.6.
 - Detached dwellings and accessory structures on a lot of record, provided there is (6) insufficient suitable, existing buildable land area to permit construction outside the riparian corridor (as defined in Section 106) or a significant water area or wetland (as identified in the applicable Community Plan or the Rural/Natural Resource Plan) and all required local, state or federal permits are obtained.
 - Where it can be demonstrated, with concurrence of the Clackamas District biologist (7) or other applicable district biologist of the Oregon Department of Fish and Wildlife, that a riparian corridor, Water Areas and Wetlands, or Water Areas and Wetlands and Fish and Wildlife Habitat has been degraded, an enhancement of these areas which conforms to the definition and criteria listed in Section 422-3.4 may be permitted through a Type II procedure.

Enhancement or alteration of a non-degraded portion of these areas is permitted when it is in conjunction with and it is needed to support the enhancement of the degraded area. Where development is proposed that would have negative impacts on these areas it is the county's policy to follow state and federal regulatory guidelines for mitigation proposals.

- (8) All activities and uses associated with an expansion or alteration of Barney Reservoir and Henry Hagg Lake/Scoggins Dam; including but not limited to impoundment structures, water diversion and transmission facilities, road construction and related land alterations. Such activities and uses may be permitted through a Type III procedure.
- In addition in the Rural/Natural Resource Area: (9)
 - (a) Propagation or harvesting of timber for personal consumption, provided that the use of a caterpillar tractor, yarder, backhoe, grader or similar heavy mechanized equipment is prohibited;
 - Commercial forestry activities when in compliance with the Oregon Forest (b) Practices Act and Administrative Rules; and
 - Farming or raising of livestock not utilizing a structure. (c)
 - (d) Operations for the exploration for and production of geothermal resources, oil

Building Code Summary

Washington County

Building Code

- Washington County, pursuant to ORS Chapter 455 and 478 and the Home Rule Charter has the authority to regulate nuisances, construction, the abatement of nuisances and administration of standards, including the enforcement of the 2019 Oregon Structural Specialty Code.
- The Washington County Code applies to construction, alteration, moving, demolition, repair, maintenance and other work associated with any building/structure, except those located in a street, alley or parcel of land open to the outside air leading to a street or open to public use (public way).

Electrical

- 2017 Oregon Electrical Specialty Code (OESC)
 - A. Effective Oct. 1, 2017
 - B. Based on the 2017 NFPA 70, National Electrical Code

Energy Code

- 2019 Oregon Zero Energy Ready Commercial Code
 - A. Exception: R-2, R-3, and R-4 occupancies, three stories and fewer above finished grade, shall comply with the multi-family energy provisions in Part II of this code.
 - B. The 2019 Oregon Zero Energy Ready Commercial Code, Part II, multi-family energy provisions, consists of the following:
 - Chapter 1 of the Oregon Structural Specialty Code (OSSC), including specific modifications as shown below
 - 2018 International Energy Conservation Code (IECC)— Commercial Provisions, including specific modifications as shown below

2018 International Energy Conservation Code

A. Climate Zone: 4C

Building Code - Occupancy Classification

International Building Code (IBC) 2018

Occupancy Classification: Residential Group R-4

310.5 Residential Group R-4.

Residential Group R-4 occupancy shall include buildings, structures or portions thereof for more than five but not more than 16 persons, excluding staff, who reside on a 24-hour basis in a supervised residential environment and receive custodial care. Buildings of Group R-4 shall be classified as one of the occupancy conditions specified in Section 310.5.1 or 310.5.2. This group shall include, but not be limited to, the following:

- Alcohol and drug centers
 - Assisted living facilities
- Congregate care facilities
- ✓ Group homes
 - Halfway houses
- Residential board and care facilities

Social rehabilitation facilities

Group R-4 occupancies shall meet the requirements for construction as defined for Group R-3, except as otherwise provided for in this code.

310.5.1 Condition 1.

This occupancy condition shall include buildings in which all persons receiving custodial care, without any assistance, are capable of responding to an emergency situation to complete building evacuation.

310.5.2 Condition 2.

This occupancy condition shall include buildings in which there are any persons receiving custodial care who require limited verbal or physical assistance while responding to an emergency situation to complete building evacuation.



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Building Code - Accessibility

Applicable Excerpts from the 2019 Oregon Structural Specialty Code

The 2019 OSSC requires that buildings and facilities shall be designed and constructed to be accessible in accordance with **ICC A117.1-2009** and as amended by the 2019 OSSC.

Site Accessibility

- **1104.1 Site Arrival Points**. At least one accessible route within the site shall be provided from accessible parking, accessible passenger loading zones, and public streets to the accessible building entrance served.
- **1104.2 Within a Site**. At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.
- **1104.3 Connected Spaces.** Where a building or portion of a building is required to be accessible, at least one accessible route shall be provided to each portion of the building, to accessible building entrances connecting accessible pedestrian walkways and to the public way.
- **1105.1.7 Accessible Entrances, Dwelling units and sleeping units**. At least one accessible entrance shall be provided to each dwelling unit and sleeping unit in a facility.
- **1106.2** Accessible Parking, Group R-4. In Group R-4 occupancies that are required to have Accessible, Type A, or Type B dwelling units or sleeping units, at least 2%, but not less then one, or each type of parking space shall be provided.

(1) accessible parking space and (1) van accessible space is required

Sleeping Unit Accessibility

- 1107.3 Dwelling Units and Sleeping Units, Accessible spaces. Rooms and spaces available to the general public or available for use by residents and serving Accessible units, Type A units, or Type B units shall be accessible. Accessible spaces shall include toilet and bathing rooms, kitchen, living or dining areas and any exterior spaces, including patios terraces and balconies.
- 1107.6.4 Group R-4. In Group R-4 Condition 1, at least one of the sleeping units shall be an Accessible unit. In structures with four or more sleeping units, every sleeping unit intended to be occupied as a resident shall be a Type B unit.

(1) Accessible unit and (3) Type B units could be provided. Currently, all units are designed to be Accessible.

- **1109.9 Storage.** At least 5% of the built-in cabinets, closets, and other storage spaces, but not less then one of each type, shall be accessible.
- **1109.11 Seating at work surfaces.** At least 5% of the seating and standing spaces, but not less then one, shall be accessible.

Means of Egress

- 1010.1 Doors. The minimum clear opening width is 32 inches and the minimum clear opening height is 78 inches. In Type B units, the clear opening width may be reduced to 31.75 inches. Doors are required to swing in the direction of egress travel only when serving a room with an occupant load of 50 or more persons. Door handles and other operating devices shall not require tight grasping, tight pinching or twisting of the wrist to operate.
- 1010.1.9.7 Controlled egress doors in Group R-4 facilities providing care. In facilities subject to licensure by the State of Oregon, electric locking systems are permitted to be locked in the means of egress where the clinical needs of persons receiving care require their containment. Controlled egress doors shall be permitted where the building is equipped throughout with an automatic sprinkler system or an approved automatic smoke or heat detection system, provided that the doors are installed and operate in accordance with all of the following:
 - The doors shall unlock on actuation of the sprinkler system or fire detection system.
 - The doors shall unlock on loss of power controlling the lock.
 - The door locking system shall have the capability of being unlocked by a switch located a the fire command center, a nursing station, or other approved location.
 - Emergency lighting shall be provided at the door
 - All clinical staff have the means necessary to operate the locking systems

Building Code - Accessibility, continued

Applicable Excerpts from the 2009 ICC A117.1 Standard for Accessible and Usable Buildings

More detailed information on Accessible and Type B sleeping units and toilet rooms can be found in the ICC A117.1 standard, which are outlined below.

Accessible Sleeping Units & Toilet Rooms

Accessible units are considered to provide a higher level of accessibility then both Type A and Type B units. The Accessible unit has all accessible features installed at the time of construction, whereas Type A and Type B units have some elements, like grab bars, installed later when the occupant needs them. Currently, all of the units are designed to be Accessible.

- **1002.3 Accessible Route**. A 36 inch wide (minimum) route shall connect all parts of the unit. A turning space is required in each room that is equal to a 60" diameter circle or a 60" T-shaped space. A 6" maximum overlap is allowed if toe clearances is provided (minimum 9" above the floor).
- **1002.11 Toilet Rooms.** A 60" diameter turning circle or T-shaped space is required within the toilet room. Doors are allowed to swing into the clear floor space for fixtures or for turnaround, if there is another clear floor space provided beyond the arc of the door.

Grab bars are required at toilets per the diagram below and must be installed between 33" - 36" above the floor.



Note: For children's dimensions see Fig. 609.4.2

FIGURE 604.5.1 SIDE WALL GRAB BAR FOR WATER CLOSET



Note: For children's dimensions see Fig. 609.4.2 FIGURE 604.5.2 REAR WALL GRAB BAR FOR WATER CLOSET

A 60" x 56" clear space is required around the toilet, per **Figure 604.3** to the right. The seat must be 17"-19" above the floor.

A 30"x48" clear space (perpendicular approach) is required in front of the sink, which may extend under the sink up to 25". Knee and toe clearance and sink/mirror height requirements are shown in **Figure 606.2(a)** on the right.

- **1002.13 Operable Windows**. If the operable windows are relied upon for natural ventilation, a clear floor space must be provided and the operable parts must comply with reach range requirements.
- 1002.15 Beds. At least one bed must provide clear floor space on both sides of the bed, positioned for parallel approach. If a single clear floor space is provided between two beds, a clear floor space is not required on both sides of one bed.

Clarification or exception may be required. We are providing a configuration that provides an option for approach on either side and believe it complies with the intent of the code.



FIGURE C606.2(a) LAVATORIES AND SINKS

Building Code - Accessibility, continued

Applicable Excerpts from the 2009 ICC A117.1 Standard for Accessible and Usable Buildings

More detailed information on Accessible and Type B sleeping units and toilet rooms can be found in the ICC A117.1 standard, which are outlined below.

Type B Sleeping Units & Toilet Rooms

Type B units are intended to be consistent with Fair Housing Accessibility Guidelines. Type B units do not include the requirements for storage and windows found in Accessible or Type A units.

- 1004.3 Accessible Route. A 36 inch wide (minimum) route shall connect all parts of the unit. A turning space is not required within the unit.
- 1004.11 Toilet Rooms. Type B toilet rooms can meet either Option A or Option B configuration. A turning space is not required. See Figure 1004.11.3(a) and 1004.11.3.2. There is no shower or tub provided, which simplified the layout requirements.

In-wall reinforcement for the future installation of grab bars is required at the toilet. See 1004.11.1 for the various exceptions allowed for future grab bar size and location.

Doors are allowed to swing into the clear floor space for fixtures or for turnaround, if there is another clear floor space provided beyond the arc of the door.

A 48" x 56" clear space is required around the toilet, per Figure 1004.11.3.1.2. A vanity or other obstruction 24" max in depth is allowed to overlap the required clearance, if at least 33" clear width is maintained.

A 30"x48" clear space is required in front of the sink, but parallel approach is allowed. Cabinetry is permitted under the sink as long as it can be removed in the future without damaging the sink and the walls and floor are finished below the sink.



Energy Code Washington County (R4 Occupancy)

Insulation Component R-Value

• 2018 International Energy Conservation Code

TABLE C402.1.3 OPAQUE THERMAL ENVELOPE INSULATION COMPONENT MINIMUM REQUIREMENTS, R-VALUE METHOD^{a, i}

A. Climate Zone: 4C

B. Group R

| CLIMATE 1 | | 2 | | 3 | | 4 EXCEPT MARINE 5 AND N | | 5 AND MA | ARINE 4 | 6 | | 7 | | 8 | | |
|---|--|--|--|--|---|---|---|---|---|---|---|---|---|---|---|---|
| ZONE | All other | Group R | All other | Group R | All other | Group R | All other | Group R | All other | Group R | All other | Group R | All other | Group R | All other | Group R |
| Roofs | | | | | | | | • | • | | | | | | | |
| Insulation entirely above roof deck | R-20ci | R-25ci | R-25ci | R-25ci | R-25ci | R-25ci | R-30ci | R-30ci | R-30ci | R-30ci | R-30ci | R-30ci | R-35ci | R-35ci | R-35ci | R-35ci |
| Metal buildings ^b | R-19 + R-11 LS | R-19 + R-11 LS | R-19 + R11 LS | R-19 + R-11 LS | R-19 + R-11 LS | R-19 + R-11 LS | R-19 + R-11 LS | R-19 + R-11 LS | R-19 + R-11 LS | R-19 + R-11 LS | R-25 + R-11 LS | R-25 + R-11 LS | R-30 + R-11 LS | R-30 + R-11 LS | R-30 + R-11 LS | R-30 + R-11 LS |
| Attic and other | R-38 | R-38 | R-38 | R-38 | R-38 | R-38 | R-38 | R-38 | R-38 | R-49 |
| Walls, above gra | ade | • | | • | • | • | | | | • | • | | | | | |
| Mass ^g | R-5.7ci ^c | R-5.7ci ^c | R-5.7ci ^c | R-7.6ci | R-7.6ci | R-9.5ci | R-9.5ci | R-11.4ci | R-11.4ci | R-13.3ci | R-13.3ci | R-15.2ci | R-15.2ci | R-15.2ci | R-25ci | R-25ci |
| Metal building | R-13+ R-6.5ci | R-13 + R-6.5ci | R13 + R-6.5ci | R-13 + R-13ci | R-13 + R-6.5ci | R-13 + R-13ci | R-13+ R-19.5ci | R-13 + R-13ci | R-13+ R-19.5ci |
| Metal framed | R-13 + R-5ci | R-13 + R-5ci | R-13 + R-5ci | R-13 + R-7.5ci | R-13 + R-7.5ci | R-13 + R-7.5ci | R-13 + R-7.5ci | R-13 + R-7.5ci | R-13 + R-7.5ci | R-13 + R-7.5ci | R-13 + R-7.5ci | R-13 + R-7.5ci | R-13 + R-7.5ci | R-13 + R-15.6ci | R-13 + R-7.5ci | R-13+ R17.5ci |
| Wood framed and other | R-13 + R-3.8ci or R-20 | R-13 + R-3.8ci or R-20 | R-13 + R-3.8ci or R-20 | R-13 + R-3.8ci or R-20 | R-13 + R-3.8ci or R-20 | R-13 + R-3.8ci or R-20 | R-13 + R-3.8ci or R-20 | R-13 + R-3.8ci or R-20 | R-13 + R-3.8ci or R-20 | R-13 + R-7.5ci or R-20 + R-3.8ci | R13 + R-15.6ci or R-20 + R-10ci | R13 + R-15.6ci or R-20 + R-10ci |
| Walls, below gra | ade | | | | | | 1 | | 1 | • | • | 1 | 1 | 1 | 1 | |
| Below-grade wall ^d | NR | NR | NR | NR | NR | NR | R-7.5ci | R-7.5ci | R-7.5ci | R-7.5ci | R-7.5ci | R-7.5ci | R-10ci | R-10ci | R-10ci | R-12.5ci |
| Floors | | | | | | 1 | 1 | | 1 | • | | 1 | 1 | 1 | 1 | |
| Mass ^e | NR | NR | R-6.3ci | R-8.3ci | R-10ci | R-10ci | R-10ci | R-10.4ci | R-10ci | R-12.5ci | R-12.5ci | R-12.5ci | R-15ci | R-16.7ci | R-15ci | R-16.7ci |
| Joist/framing | NR | NR | R-30 | R-30 | R-30 | R-30 | R-30 | R-30 | R-30 | R-30 | R-30 | R-30 ^f |
| Slab-on-grade f | loors | | | | | | | | 1 | • | • | | 1 | | | |
| Unheated slabs | NR | NR | NR | NR | NR | NR | R-10 for 24" below | R-10 for 24" below | R-10 for 24" below | R-10 for 24″ below | R-10 for 24″ below | R-15 for 24" below | R-15 for 24" below | R-15 for 24" below | R-15 for 24" below | R-20 for 24" below |
| Heated slabs ^h | R-7.5 for 12″ below + R-5 full slab | R-10 for 24″ below + R-5 full slab | R-10 for 24″ below + R-5 full slab | R-15 for 24″ below + R-5 full slab | R-15 for 24″ below + R-5 full slab | R-15 for 36″ below + R-5 full slab | R-15 for 36″ below + R-5 full slab | R-15 for 36″ below + R-5 full slab | R-20 for 48″ below + R-5 full slab |
| Opaque doors | Opaque doors | | | | | | | • | | | | | | | | |
| Nonswinging | R - 4.75 | R-4.75 | R-4.75 | R-4.75 | R-4.75 | R-4.75 | R-4.75 | R-4.75 | R-4.75 | R - 4.75 | R-4.75 | R - 4.75 | R - 4.75 | R-4.75 | R - 4.75 | R-4.75 |

provided, otherwise use the U-factor compliance method in Table C402.1.4. with ASTM C90, ungrouted or partially grouted at 32 inches or less on center vertically and 48 inches in less o

Energy Code Washington County (R4 Occupancy)

Assembly U Factor

- 2018 International Energy Conservation Code
 - A. Climate Zone: 4C
 - B. Group R

TABLE C402.1.4 OPAQUE THERMAL ENVELOPE ASSEMBLY MAXIMUM REQUIREMENTS, U-FACTOR METHOD^{a, b}

| CLIMATE ZONE | 1 | | 2 | | 3 | | 4 EXCEPT MARINE | | 5 AND MARINE 4 | | 6 | | 7 | | 8 | |
|--|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|--------------------|----------------|-------------------|----------------|------------------|----------------|----------------|----------------|----------------|----------------|
| | All other | Group R | All other | Group R | All other | Group R | All other | Group R | All other | Group R | All other | Group R | All other | Group R | All other | Group R |
| Roofs | | | | | | | | | | • • • | | | | | | |
| Insulation entirely above roof deck | U-0.048 | U-0.039 | U-0.039 | U-0.039 | U-0.039 | U-0.039 | U-0.032 | U-0.032 | U-0.032 | U-0.032 | U-0.032 | U-0.032 | U-0.028 | U-0.028 | U-0.028 | U-0.028 |
| Metal buildings | U-0.044 | U-0.035 | U-0.035 | U-0.035 | U-0.035 | U-0.035 | U-0.035 | U-0.035 | U-0.035 | U-0.035 | U-0.031 | U-0.031 | U-0.029 | U-0.029 | U-0.029 | U-0.029 |
| Attic and other | U-0.027 | U-0.027 | U-0.027 | U-0.027 | U-0.027 | U-0.027 | U-0.027 | U-0.027 | U-0.027 | U-0.021 | U-0.021 | U-0.021 | U-0.021 | U-0.021 | U-0.021 | U-0.021 |
| Walls, above grade | | | | | | | | | • | • • • | 0 0 0 0 | | • | • | | |
| Mass ^g | U-0.151 | U-0.151 | U-0.151 | U-0.123 | U-0.123 | U-0.104 | U-0.104 | U-0.090 | U-0.090 | U-0.080 | U-0.080 | U-0.071 | U-0.071 | U-0.071 | U-0.061 | U-0.061 |
| Metal building | U-0.079 | U-0.079 | U-0.079 | U-0.079 | U-0.079 | U-0.052 | U-0.052 | U-0.052 | U-0.052 | U-0.052 | U-0.052 | U-0.052 | U-0.052 | U-0.039 | U-0.052 | U-0.039 |
| Metal framed | U-0.077 | U-0.077 | U-0.077 | U-0.064 | U-0.064 | U-0.064 | U-0.064 | U-0.064 | U-0.064 | U-0.064 | U-0.064 | U-0.064 | U-0.064 | U-0.052 | U-0.064 | U-0.045 |
| Wood framed and other ^c | U-0.064 | U-0.064 | U-0.064 | U-0.064 | U-0.064 | U-0.064 | U-0.064 | U-0.064 | U-0.064 | U-0.064 | U-0.051 | U-0.051 | U-0.051 | U-0.051 | U-0.036 | U-0.036 |
| Walls, below grade | | | | | | | | | | • | | | | | | |
| Below-grade wall ^c | C-1.140 ^e | C-0.119 | C-0.119 | C-0.119 | C-0.119 | C-0.119 | C-0.119 | C-0.092 | C-0.092 | C-0.092 | C-0.092 |
| Floors | | | • | | • | | | | • | • | • | • | • | • | • | • |
| Mass ^d | U-0.322 ^e | U-0.322 ^e | U-0.107 | U-0.087 | U-0.076 | U-0.076 | U-0.076 | U-0.074 | U-0.074 | U-0.064 | U-0.064 | U-0.064 | U-0.055 | U-0.051 | U-0.055 | U-0.051 |
| Joist/framing | U-0.066 ^e | U-0.066 ^e | U-0.033 | U-0.033 | U-0.033 | U-0.033 | U-0.033 | U-0.033 | U-0.033 | U-0.033 | U-0.033 | U-0.033 | U-0.033 | U-0.033 | U-0.033 | U-0.033 |
| Slab-on-grade floors | | | | | | | | | | • | | | | | | |
| Unheated slabs | F-0.73 ^e | F-0.54 | F-0.54 | F-0.54 | F-0.54 | F-0.54 | F-0.52 | F-0.40 | F-0.40 | F-0.40 | F-0.40 |
| Heated slabs ^f | F-1.02 0.74 | F-1.02 0.74 | F-1.02 0.74 | F-1.02 0.74 | F-0.90 0.74 | F-0.90 0.74 | F-0.86 0.64 | F-0.86 0.64 | F-0.79 0.64 | F-0.79 0.64 | F-0.79 0.55 | F-0.69 0.55 | F-0.69 0.55 | F-0.69 0.55 | F-0.69 0.55 | F-0.69 0.55 |
| Opaque doors | | | | | | | | | • | • | | | | | | |
| Swinging door | U-0.61 | U-0.61 | U-0.61 | U-0.61 | U-0.61 | U-0.61 | U-0.61 | U-0.61 | U-0.37 | U-0.37 | U-0.37 | U-0.37 | U-0.37 | U-0.37 | U-0.37 | U-0.37 |
| Garage door <14% glazing | U-0.31 | U-0.31 | U-0.31 | U-0.31 | U-0.31 | U-0.31 | U-0.31 | U-0.31 | U-0.31 | U-0.31 | U-0.31 | U-0.31 | U-0.31 | U-0.31 | U-0.31 | U-0.31 |

For SI: 1 pound per square foot = 4.88 kg/m², 1 pound per cubic foot = 16 kg/m³.

ci = Continuous insulation, NR = No Requirement, LS = Liner System.

a. Where assembly U-factors, C-factors, and F-factors are established in ANSI/ASHRAE/IESNA 90.1 Appendix A, such opaque assemblies shall be a compliance alternative where those values meet the criteria of this table, and provided that the construction, excluding the cladding system on walls, complies with the appropriate construction details from ANSI/ASHRAE/ISNEA 90.1 Appendix A.

b. Where U-factors have been established by testing in accordance with ASTM C1363, such opaque assemblies shall be a compliance alternative where those values meet the criteria of this table. The R-value of continuous insulation shall be permitted to be added to or subtracted from the original tested design.

c. Where heated slabs are below grade, below-grade walls shall comply with the U-factor requirements for above-grade mass walls.

d. "Mass floors" shall be in accordance with Section C402.2.3.

e. These C-, F- and U-factors are based on assemblies that are not required to contain insulation.

f. The first value is for perimeter insulation and the second value is for full slab insulation.

g. "Mass walls" shall be in accordance with Section C402.2.2.

Topographic Land Survey



Chapter 2 PRICING PACKAGE

This chapter includes the design work that occurred between July and October 2020, culminating in a Pricing Package that was delivered to Walsh Construction on October 23 and subsequently priced. The Pricing Package documents what is included in the initial cost estimate (page 67), as well as what was presented at the Neighborhood Meeting on November 7th and to Washington County at the Pre-Application Meeting on January 13th.



TAYLOR MADE

SNI/

Treehouse Retreat Design Narrative

October 23, 2020









Taylor MadePhase 1 Final ReportTreehouse RetreatAugust 2021

LUMA

Page 26 Chapter 2: Pricing Package







Exterior Elevations



1 SOUTH





4" CLEAR CEDAR SIDING, VERTICAL "TONGUE & GROOVE WITH REVEAL" PROFILE

AREA: APPROX. 1,055 SF EACH STRUCTURE 2,110 SF TOTAL SCOPE



4" CLEAR CEDAR SIDING, VERTICAL "TONGUE & GROOVE WITH REVEAL" PROFILE WITH 2X4 VERTICAL SLATS APPLIED TO FACE OF SIDING, 8" O.C.

AREA: APPROX. 450 SF EACH STRUCTURE 900 SF TOTAL SCOPE

Taylor Made Phase 1 Final Report Treehouse Retreat August 2021





Building Section



Schematic Wall Section



SCHEMATIC WALL SECTION

1-1/2" = 1'-0" SCALE

Exterior Materials Narrative

Architectural | Exterior Systems

Decking

2" x 4" x 8' - 16' clear vertical grain cedar decking (Sustainable Northwest Wood) with stain, such as TimberPro UV. Including both upper and lower deck areas, there is a total of approximately 2,500 sqft of new wood decking.

Exterior Envelope

Provide an assembly of clear vertical grain cedar cladding (2" x 4" x 8' - 16' "tongue-and-groove with a channel" profiles from Sustainable Northwest Wood) on horizontal fiberglass 'z' channels and vertical fiberglass 'z' channels. Provide a stain on the wood siding, such as TimberPro UV. Provide additional 2"x4" cedar slat fastened to siding @ 8" o.c. where indicated on elevations.

Provide a permeable weather barrier, then 2" of continuous mineral wool insulation (min. R-7.5), then a air/water/ vapor barrier on exterior sheathing. Assume 2" x 4" wood stud framing with 3.5" of mineral wool cavity insulation (min. R-13). Provide long screws to fasten the 'z' channels back to the wood studs. Refer to included wall assembly sketch.

Canopy

16" modular standing seam metal roof, similar to AEP Span SpanSeam, 24 gauge, with a Zinc-Gray finish. Provide clear vertical grain cedar cladding ("tongue-and-groove with channel" profile from Sustainable Northwest Wood) with a stain at the soffit of the canopy. Provide 2" x 6" cedar slat screen at fascia of canopy as shown on plan.

Windows

Provide fiberglass windows with awning-style operable vents where indicated on elevations (Cascadia Windows) Provide max. U-value of 0.28 with a max. SHGC of 0.23 on the southern facing windows and 0.27 elsewhere.

Roof

16" modular standing seam metal roof, similar to AEP Span SpanSeam, 24 gauge, with a Zinc-Gray finish. Provide 8" of continuous mineral wool insulation. Including both the canopy and main roof there is approximately 2,400 sqft of standing seam metal roofing. Roof to drain to central rain chains, leading to the water feature on the main deck. Provide leaf/debris catcher for gutters.

Doors

Provide fiberglass doors with a full-lite (Cascadia Windows) to match window product. Max. U-value 0.37

Site Furniture

Provide built-in clear vertical grain cedar T&G benches as indicated on plan. Assume finish to match decking.

Provide clear vertical grain cedar wrap around top and sides of HSS beams at base of southern piers of Units #1, #2, #3.

Railings

Painted steel cable rail.

Landscape

Provide allowance for built-in planters at deck and miscellaneous finish grading and landscaping.

Re-route lower segment of concrete stairs east of the garage (approx. 10') to clear the eastern units.

Replant all areas affected by construction with native plants to match surrounding conditions. (particularly around the new foundations).

All temporary roads, access and paths need to be returned to original state. Provide new gravel at paths below construction.

Provide metal panning for waterfeature/planters that connect to the roof drainage system (as shown in blue on the floor plan).



COMMUNITY SPACE

1. Seating 2. Decking 3. Rain Chain 4. Water Feature 5. Railings





BUNK HOUSES

1. Cladding 2. Roof 3. Screen/Slats 4. Windows 5. Canopy 6. Cladding

Unit Plan



ENTRY : ADHERED WALK OFF MAT (FFE) AND COAT HOOKS ON ADJACENT WALL

50"x 24"x20" BUILT-IN BENCH WITH SHOE STORAGE BELOW

34" x 24" BUILT-IN WARDROBE

36" x 24" BUILT-IN DESK WITH FLOATING SHELVES ABOVE DESK SURFACE

BUILT-IN SHELVING WALL AT EACH BED

84" x 42" BUILT-IN BUNK-BED : TWO XL TWIN MATTRESSES.

18" WIDE HOLLOW METAL LADDER AT EACH BUNK BED

BUILT IN SHELVING AT WASHROOM

4'-0"H METAL WIRE RAILING AROUND DECK PERIMETER, TYP.




1 BUNK BED + DESK ELEVATION - West





1 CLOSET + DESK ELEVATION - North



INTERIOR OF CLOSET



1 BENCH ELEVATION - South

2 CLOSET + DESK ELEVATION - East



WOOD SHELVING

WOOD DESK

WOOD BASE



1 BUNK BED + DESK ELEVATION - South









2 WASHROOM ELEVATION - South 1/4" = 1'-0"



PAINTED GYPSUM BOARD WALLS + CEILING THROUGHOUT

 $\overline{}$

REJUVENATION BENTWOOD ROUNDED RECTANGLE MIRROR 32"X48" OR 24"X36" FINISH BLACK ASH/WHITE OAK

2" X 8" VERTICAL STACKED PORCELAIN TILE WITH METAL TRIM : DALTILE NATURAL HUES OR SIMILAR

CONSOLE SINK BASIN 4.25" DEPTH, ADA COMPLIANT, CURVED RECTANGULAR WHITE CERAMIC SINK WITH BLACK LEG BASE

FLOOR MOUNTED TOILET FINISH : WHITE

SINGLE HOLE SINGLE-HANDLE BATHROOM FAUCET FINISH : HARD GRAPHITE

Interior Materials Narrative

Architectural - Interior Systems

Floors

At dwelling units provide Solid Wood Flooring Oregon White Oak Sustainable Harvested 10" Wide or similar throughout. Wood finish to match architects sample (whitewash low VOC polyurethane). Wood base to match flooring throughout. Basis of Design: Sustainable NW Oregon White Oak.

At washrooms/wet area provide 2"x8" vertical stacked slip-resistant porcelain tile and 2" cove base tile at all walls: Daltile natural hues or similar.

Walls / Partitions / Soffits / Doors

At dwelling unit walls provide Sustainable Northwest Solid Wood Oregon White Oak 10" wide or similar throughout. Wood finish to match architects sample (whitewash low VOC polyurethane). Painted gypsum board and Homasote board at bunk beds and desk wall. Refer to interior elevation. Painted gypsum board soffits where indicated on interior elevations.

Solid wood interior doors and frames with finish to match architects sample throughout (whitewash low VOC polyurethane). Provide lever door handle with lock on washroom interior side.

At sink wall in washrooms provide 2"x8" vertical stacked porcelain tile with 1/16" grout 4' A.F.F. Daltile natural hues or similar. Provide 1/4" L metal trim. Refer to interior elevation.

Ceilings

At dwelling units provide Sustainable Northwest Solid Wood Oregon White Oak 10" Wide or similar throughout. Wood finish to match architects sample (whitewash low VOC polyurethane).

At washrooms/wet area provide epoxy painted gypsum ceilings.

Window Coverings

Provide exposed manual roller shades at all windows. Product similar to

Mechoshade Ecoveil. (What does ZGF office use?)

Millwork etc.

Provide Columbia Forest Products PUREBOND® HARDWOOD PLYWOOD casework and desk surface. Casework door faces to be Columbia Forest Products Beaded Panels. All casework finish to match architects sample (whitewash low VOC polyurethane). Locations:

-Dwelling Unit : wardrobes, desk with floating shelves above, entry bench with open storage below. Built-in bunk beds and built-in headboard storage wall. In-wall structural bracing required for bunkbeds. Provide 18" wide hollow metal ladder. Refer to interior elevation.

-Washroom : built-in solid wood open shelving with bottom shelf solid wood panel doors sliding on recessed track. Refer to interior elevation.

Provide in-wall bracing at all wall mounted millwork. All millwork hardware to be concealed.

Common Washroom

Wall hung swiss madison or similar console sink basin 4.25" Depth, ADA compliant, curved rectangular white ceramic sink with pipe black leg base. Grohe or similar sink faucet to be single hole, singlehandle, and 1.2 GPM. Finish: Hard Graphite. TOTO or similar toilet to be floor mounted, ADA height, elongated, dual flush at 1.28/1.0 GPM. Finish: White. All fixtures to meet Watersense requirements.

Provide ADA L shape and 18" vertical wall mounted grab bars with custom finish to be determined. As required by code.

Power and Technology

In addition to code, provide duplex outlet above desk and provide GFCI duplex outlet at washroom sink. Add alternative provide speaker system in units. Systems as required by code.



DWELLING UNIT

1 Interior Finishes 2 Bunk Edging 3 Bunk Ladder 4 Entry Bench 5 Casework Desk 6 Wood Size & Finish







WASHROOM

1 Shelving + Storage 2 Toilet 3 Sink, Fixtures, Finishes 4 Tile 5 Wood Paneling

Digital Material Palette

Wood :

- 1 -Flooring/Walls/Ceilings : Pacific Golden Oak : Carmel
- 2 Casework Doors : Columbia Forest Products Beaded Panels
- 3 Hardware : Rejuvenation Bowman Drawer Pull

- 4 Tile : 2"x8" Daltile Natural Hues Dijon QH73
- 5 Paint : P1 Chantilly Lace 2121-07 Benjamin Moore
- 6 Paint : P2 Black Tar 2126-10
- 7 Solid Surface : Corian Antarctica



Structural - Plan





Structural - Roof Plan





Structural - Building Section







Taylor Made Treehouse

Basis of Design Narrative

October 23, 2020

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Project Directory

| Owner | Lowell MacGregor Director |
|---------------------------------------|--|
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1.0 Project Description

1.1 Building Description

The project is located in Washington County, Oregon near the city of Beaverton. The property is located on a hillside that slopes down to Messenger Creek. The property is home to Taylor Made Treat, a spiritual retreat center for recovering alcoholics. The facility is looking to expand its services by constructing treehouse like structures behind the main house. The two structures will have eight sleeping rooms and two restrooms totaling close to 1500 sqft.

1.2 Sustainable Design

PROJECT GOALS

The project team has set out to utilize a holistic approach to a sustainable project and focus on creating a healing environment. The team has identified two main guiding factors: wellness via biophilia and site energy through resource efficiency.

The MEP design is based on a simple heating and ventilation only system. Heat recovery is employed to reduce the energy associated with ventilation. Electric heating is used to eliminate fossil fuels and reduce first costs. Heating energy needs are further mitigated through highly insulating materials, and a tight (low infiltration) envelope. The intent has also been to avoid refrigerants as these often have high global warming potential and tend to leak to the atmosphere over time.

General

The performance of the building envelope will be critical to the energy efficiency of the building, the comfort level of the occupants, and the design of the mechanical system. Infiltration can be a large driver of mechanical heating as these are small units with large surface area. Steps should be taken to reduce infiltration during construction including careful air sealing and blower door testing completed prior to substantial completion.

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The proposed mechanical systems and preliminary equipment sizing are based on the following performance for each envelope component:

Table 1: Envelope Component Performance

| Build Type | Performance Coefficient | Туре | IECC 2018 – Commercial Provisions | Proposed Value |
|------------------------|----------------------------|------------------------|---|-------------------|
| Roof | U-value | Insulation Above Deck | 0.032 | 0.032 |
| External Walls | U-value | Wood-framed | 0.064 | 0.064 |
| Exposed Floors/Soffits | U-value | Joist/Framing | 0.033 | 0.033 |
| Exterior Doors | U-value | Exterior doors | 0.37 | 0.28 |
| Fenestration Vertical | U-value | Fixed/Operable | 0.38/0.45 | 0.28 |
| | SHGC | North/Non-north | 0.51/0.38 | 0.3/0.23 |
| | % WWR | WWR % (all types) | 30% max | 25% |
| Infiltration | Cfm/sf | Leakage through facade | | 0.15 |

1.3 Codes and Standards

The following codes, guidelines, regulations and other references that will be put into practice in the design of the building.

- 2019 Oregon Structural Specialty Code
- 2019 Oregon Fire Code
- 2019 Oregon Mechanical Specialty Code
- 2019 Oregon Zero Energy Ready Commercial Code
- 2018 International Energy Conservation Code Commercial Provisions
- 2017 Oregon Plumbing Specialty Code
- 2017 Oregon Residential Specialty Code
- 2017 Oregon Electrical Specialty Code
- ASHRAE Standard 62.1-2016 Ventilation for Acceptable Indoor Air Quality

2.0 Mechanical

2.1 Design Criteria

The following tables illustrate the design criteria that will be utilized to design the facility systems.

Table 2: Outdoor Conditions

| Operation | Reference | | Temperature |
|----------------|-------------------------|---------|-------------|
| Heating | ASHRAE 99.6% (Dry Bulb) | | 23°F |
| Table 3: Indoo | or Climate Conditions | | |
| Occupancy | Relative Humidity | Cooling | Heating |

| Occupancy | Relative Humidity | Coolin |
|-------------------|-------------------|---------|
| Residential Units | Not controlled | Not coo |

Table 4: Minimum Airflow Rates

| Occupancy | Outdoor Air | Supply Air | Exhaust Air | | | | | |
|-------------------|---------------|------------|--------------------------|--|--|--|--|--|
| Residential Units | 15 CFM/person | varies | n/a | | | | | |
| Restrooms | n/a | n/a | Equal to Ventilation Air | | | | | |
| | | | | | | | | |

Table 5: Acoustical Design Guidelines

| Occupancy | Room Criterion |
|-------------------|----------------|
| Residential Units | 30 |
| Restrooms | 40 |

Table 6: Duct and Pipe Sizing Criteria

Low-Pressure Ductwork

| Static Pressure Loss | Maximum 0.10 inches water colum |
|----------------------|---------------------------------|
| Main Velocity | Maximum 1,200 feet per minute |
| Branch Velocity | Maximum 600 feet per minute |
| Flexible Ducts | Maximum length 8 feet, minimize |
| Louvers | Intake 600 fpm, exhaust 800 fpm |



| oled | 70°F ±2°F |
|------|-----------|
| | |
| | |
| | |

7005 + 205

nn per 100 feet

total 90-degree bends

maximum based on free area

2.2 HVAC Systems

GENERAL DESCRIPTION

The HVAC systems recommended on this project are detailed below. There will be energy recovery ventilators located over the restrooms to provide outside air to the spaces. Exhaust air will be pulled from restrooms. Individual rooms will be provided with electric cove heaters for zonal heating. Cooling loads will be managed via envelope load reduction strategies and operable windows on two facades for passive cooling via cross ventilation.

2.3 Terminal Heating Equipment

STANDARD TERMINAL EQUIPMENT - ELECTRIC RESISTANCE

Electric cove heaters will provide local zonal heating in the sleeping units and restrooms. Each unit will have 4 cove heaters as well as one per restroom.

An electric unit heater will serve the utility doghouse below the structure.

Cooling loads will be managed via envelope load reduction strategies and operable windows on the north and south facades for passive cooling via cross ventilation when outside temperatures permit.

Equipment:

- (8) Electric Cove Heater 1800 W: BOD King KCV
- (4) Electric Cove Heater 840 W: BOD King KCV
- (6) Electric Cove Heater 560 W: BOD King KCV
- (1) Electric Unit Heater 1 kW: BOD Trane

2.4 Ventilation Systems

ENERGY RECOVERY VENTILATOR (ERV)

Air for ventilation will be distributed to all occupied spaces by outdoor air energy recovery ventilators. Units will be located indoors above the restrooms. Outside air and exhaust air will be ducted to louvers on the facade located a minimum of ten feet apart. Supply air will be ducted to sidewall grilles near the entry of each unit. Return will also be ducted from a sidewall grille. Figure 1 include a sample layout.

Units will be located indoors and equipped with the following components:

- Outside air damper
- Relief air damper
- Filters MERV 13 outside air
- Filter MERV 8 return air
- Cross flow, plate energy recovery, minimum sensible effectiveness of 68%
- Variable speed supply fan with EC motor
- Variable speed return fan with EC motor



Equipment:

Energy recovery ventilator: (2) at 120 CFM; BOD RenewAire EV Premium M



Figure 1: HVAC Distribution Concept Diagram

2.5 Exhaust Systems

EXHAUST FAN (EF)

Restroom exhaust will be provided by the energy recovery ventilator. Refer to Ventilation Systems section.

2.6 Controls

Controls will all be packaged and line voltage. Thermostats are to be controlled via line voltage wall thermostat per room. The thermostat shall be 7-day programmable. The HRV shall operate on a 7-day programmable timer.

3.0 Plumbing

3.1 Design Criteria

Table 7: Plumbing Piping Sizing Criteria

| Domestic and Non-Potable Water Piping | | | | | |
|---|--|--|--|--|--|
| Minimum Pressure | 35 PSI at most remote outlet | | | | |
| Maximum Pressure | 70 PSI | | | | |
| Friction Loss | Maximum 3 feet per 100 feet | | | | |
| Velocity | Maximum 6 feet per second (Cold & Non-potable Water) | | | | |
| Sizing | Per Code (OPSC 2017 – Appendix A) | | | | |
| Below Grade Material | 3 inch and smaller, Type K, Hard drawn copper tubing, Soldered\brazed fittings, protected by pipe wrap | | | | |
| Within Residential Units Material | 2 inch and smaller, PEX tubing system certified to ANSI/NSF standards 14 and 16 $$ | | | | |
| Above Grade Piping Outside Building Envelope | Heat trace, 1-1/2 inch thick fiberglass and all-purpose jacket | | | | |
| Storm Drainage Piping | | | | | |
| Painfall Pato | 1.3 inches per hour | | | | |
| | 2.6 inches per hour (combined) | | | | |
| Sizing | Per Code (OPSC 2017) | | | | |
| Waste and Vent Piping | | | | | |
| Piping Slope | Minimum 1/4 inch per foot for piping less than 4 inches, 1/8 inch per foot for 4 inches and larger | | | | |
| Sizing | Per Code (OPSC 2017) | | | | |
| Material | Service weight cast iron with no-hub couplings | | | | |

3.2 Plumbing Fixtures

Commercial grade low flow fixtures will be provided where indicated on the architectural drawings. Refer to table below for representative flow rates for each type of fixture.

Table 8: Plumbing Fixture Types and Locations

| Fixture | Location | Туре | Control | Flow | Basis of Design | Notes |
|----------------------|-----------|-------------------------------------|-----------------------|----------|--------------------------------------|-------|
| WC-1 Water Closet | Restrooms | Floor mounted, vitreous china | Manual flush valve | 1.28 GPF | Kohler water closets with tank | |



| Fixture | Location | Туре | Control | Flow | Basis of Design | Notes |
|----------------------|---|---------------------------------------|------------------------|----------|---|---|
| WC-2 Water Closet | Restrooms (ADA wheelchair and ambulatory stalls) | Floor mounted, vitreous china | Manual flush valve | 1.28 GPF | Kohler water closets with tank | Seat at 18 inches above floor, centerline at 17 inches from wall |
| L-1 Lavatory | Restrooms | Counter mounted, vitreous china | Single lever faucet | 0.5 GPM | Kohler sink basin with Delta faucet | |

3.3 Domestic Cold-Water System

The main house is served by a 1-1/2-inch line coming in from Walker St. Domestic water to the new treehouse structures will be served from the house line. A 1-inch line will be routed from the basement to the new structures. Piping will route underground and then under the new deck. Distribution will occur in the soffit located under the structure. Piping under the deck and within the soffit will be insulated and freeze protected with heat trace.

Cold water will be routed to the plumbing fixtures and other areas requiring water. Refer to Architectural Drawings for plumbing fixtures and room locations.



Figure 2: CW Distribution Concept Diagram

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3.4 Domestic Hot Water System

Instantaneous electric hot water heaters will provide domestic hot water to each of the lavatories. Heaters will be located under the sink and have integral mixing valves.

Equipment:

- (2) Tankless Electric Hot Water Heaters, 4.8 kW, minimum activation at 0.3 gpm, integral mixing valves; BOD Eemax AccuMix II

3.5 Storm Drain System

Roof drainage will be provided by gutters and downspouts as part of the Architectural design.

3.6 Sanitary Sewer System

A 4" sanitary waste line and 1" vent piping will be provided in restrooms.

Sanitary waste piping will gravity drain first north before routing underground behind the existing rock wall and then turning south west to connect to a new a new sewer line to the south. Note that the main house is currently on a septic system with tank located downhill south of the proposed site. Current plans are to replace this with a sanitary line to the city outside the scope of this project.



Figure 3: Sanitary Sewer Concept Diagram



4.0 Fire Protection

4.1 Design Criteria

The project fire protection system will be designed in accordance with the following standards, State Fire Code, and local Fire Marshall requirements.

- NFPA 13R: Standard for the Installation of Sprinkler Systems in Low-Rise Occupancies

4.2 General

FIRE WATER SERVICE

A 2-1/2'' new dedicated water line will be provided for the fire protection service to the building. The water line will run south from the main house, route under the existing rock retaining wall, and daylight in a small heated and insulated doghouse below the treehouse units. Underground piping to be ductile iron. Refer to Fire Service Concept Diagram below. Note that a utility survey has not yet been completed. Contractor to verify routing.

A double check backflow assembly will be provided for the fire service and located in the doghouse. Valving for forward flow testing to be provided at riser.



Figure 4: Fire Protection Concept Diagram



SPRINKLER HEADS

Finished areas with ceilings will be provided with chrome plated semi-recessed pendant type with polished chrome escutcheons.

Finished without ceilings areas will be provided with upright, or sidewall, rough brass finish type heads.

Overhangs more than 4 feet in depth, and other perimeter areas subject to freezing will be protected with sidewall sprinkler heads, as an extension of the dry system.

All spaces will be provided with Quick-Response heads.

4.3 Dry Pipe Sprinkler System

OPTION 1

A single zone dry pipe sprinkler system will be utilized the treehouse units as the routing to the treehouse units from below and between units is subject to freezing.

Piping will be galvanized inside and out, threaded or with cut grooves. Piping would be sloped back to riser at $\frac{1}{4}$ " per 10' for mains and $\frac{1}{2}$ " per 10' for branch lines.

A tank mounted 1/3 hp air compressor will provide system air pressure. The compressor and dry valve assembly will be located in the heated doghouse.

From the doghouse, the dry pipe will route underneath the building with a riser to each building.

4.4 Antifreeze System

OPTION 2 - ALTERNATE

Alternatively, a glycol antifreeze system will be provided to serve the treehouse units. A fill cup with associated valving will be located in doghouse. System will be designed such that maximum volume of 40 gallons is not exceeded.

Piping will be black steel pipe, threaded or with cut grooves.

From the doghouse, the pipe will route underneath the building with a riser to each building.



5.0 Electrical

5.1 Design Criteria

The following load allowances will be provided for the project: Table 9: Lighting, Power and Mech/Plumb Load Densities

| Area | Lighting Systems (VA/SF) | Power Systems (VA/SF) | Mech/Plumb Systems (VA/SF) | |
|----------------|--------------------------------|-----------------------------|----------------------------------|-----------|
| Dwelling Units | 1.0 | 5.0 | 22.5 | |
| Site | 0.1 | 0.2 | 0.0 | |
| Subtotals | 1,700 VA | 7,900 VA | 33,750 VA | |
| Total: | | | | 43,350 VA |

Note: Assumed 1,500 sqft for dwelling units and 2,000 sqft for site.

5.2 Service and Distribution

UTILITY SERVICE DESCRIPTION

The existing building is currently served by PGE via a 200A, 120/240V 1P utility service. A service upgrade to 400A is currently planned under another project which will accommodate all new project loads. In addition to the treehouse loads, another project installing a new grinder pump and a new shower room in the building basement will also utilize the new upgraded service.

BUILDING DISTRIBUTION

The units will be served from a site located 225A, 120/240V 1P weatherproof panel that will be sub-fed from the new 400A panel being installed under an alternate project. This panel will serve all new lighting, receptacles, mechanical, and plumbing loads.

Branch Circuit Wiring

Copper conductors routed in Type II PVC Schedule 40 will be used for all underground routing. Copper conductors in EMT raceway will be used throughout the building for branch distribution. Flexible metal clad (MC) cabling will be used in areas for local distribution of branch circuits, the homeruns back to the panel will be EMT/copper conductors.

Equipment Connections

Electrical power connections will be made to all mechanical equipment, to include providing all electrically associated devices such as disconnect switches, contactors, magnetic or manual starters, lock-out switches, etc., not furnished under Division 23.

Electrical power connections will be made to support any additional miscellaneous equipment. Connections include disconnect safety switches and wiring to support interlocks to remote devices.

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Grounding System

A grounded power system will be provided in compliance with the NEC. This ground system consists of the building service ground consisting of multiple ground rods and bonding to the water service and structure steel. All metallic systems will be grounded to the building grid. An equipment grounding conductor will be provided in all feeder and branch wiring runs.

5.3 Fire Alarm

SYSTEM DESCRIPTION

Contractor to verify if existing fire alarm system can accommodate notification devices and fire sprinkler tamper and flow devices as shown in Table 2 below. The existing building utilizes a fire alarm system manufactured by DST and is installed and monitored by Portland Security. The existing system utilizes a wireless protocol for battery powered smoke detectors located throughout the existing building. The existing system has sufficient capacity and range for all additional smoke detectors required in the tree house. Smoke detector installation will be done by Portland Security after construction.

The Fire Alarm system will consist of a supervised addressable, Class B hard wired system and include an automatically actuated alarm as shown in Table 2 below.

The activation of any sprinkler flow switch, smoke detection device, or manual pull station will operate the alarm system. The fire alarm annunciator will provide indication of the area of an alarm and the type of alarm, i.e., manual, sprinkler flow, or smoke. The fire alarm system will be connected to an approved central monitoring service.

The fire alarm system control panel will be housed in a dedicated closet or as required by the AHJ.

Table 10: Fire Alarm Device Coverage

| Device | Coverage |
|----------------------|---|
| Manual pull stations | Located at each exit |
| Smoke Detectors | Individual Cabin units |
| Fire Sprinkler | Tamper and Flow |
| Notification | Horn and Strobe annunciation in each Cabin unit |



6.0 Lighting

6.1 Design Criteria

The lighting design for the project will lend form and beauty to the architecture with careful integration of lighting elements in the space and surrounding site. With an integrative design, the approach focuses on a high standard of sustainability, human comfort, and safety. Supporting the variety of users and functions, the design will give a smooth and coherent transition of light from day into the evenings and enable the occupants to experience the aesthetics of the architectural space.

Concept luminaire types and estimated contractor pricing for luminaires only can be referenced from the 11x17 graphical overview included with this narrative.

6.2 Light Sources

The luminaires will employ LED light sources in all project areas, including the surrounding site. All LED lighting used on this project will conform to all applicable codes and standards, including energy codes and performance standards.

All LED light sources used will feature a minimum color-rendering index of 80 CRI. Color temperature (CCT) will be standardized to 3000K or 3500K nominal, pending selection of interior finishes and review with the design team. All LED luminaires (including LED arrays, drivers, housings, lenses, transformers and accompanying components) will carry a minimum 5-year, non-pro-rated, full replacement warranty.

6.3 Lighting Controls

Dwelling units will have simplistic residential style control devices. Local dimmer switches will control overhead downlights and desk and bedside task lighting. Integrated plunger style control devices will activate closet downlights.

Exterior lighting will be controlled and dimmed via an astronomic time scheduling program.

6.4 Site Lighting

Site lighting will be provided for exterior circulation areas, seating elements, and the view deck and will include building mounted and site element integrated damp listed luminaires. Building lighting will be integrated with the building exterior features. Illumination will be provided for passage, security/safety, egress, and to highlight key exterior elements.



6.5 Interior Lighting

Dwelling unit lighting will be provided for general circulation, desk and bed side task, closet, ambient accent, and restroom functionality and will include recessed, surface mounted, and millwork integrated luminaires.

Restroom lighting will be a combination of surface mounted downlight and decorative pendant at the sink/mirror.

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Taylor Made Treehouse Retreat

20-1000 10/23/2020

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| Typical Living Quarte |
|-----------------------|
| Typical Living Quarte |
| Typical Shared Restr |
| Typical Shared Restr |
| Site and Egress |
| Site and Egress Cuts |

| ters | 3 |
|-----------------|---|
| ters Cutsheets | 4 |
| troom | 5 |
| troom Cutsheets | 6 |
| | 7 |
| tsheets | 8 |



Typical Living Quarters



Taylor MadePhase 1 Final ReportTreehouse RetreatAugust 2021



Eureka Slant



MP Lighting L52 Puc LED



MP Lighting L421 Downlight



Cedar & Moss Vista 2 Sconce



| INTER Reces: O Dam RoHS | 21 NOR sed Downlight p and Dry locati | : on | | | | | | |
|---|---|--|---------------|--|--|--|-------------------------|--|
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| Project | _ | | | | Note : | | | |
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| Speci | fications | | | | | | | |
| | | | | | | | | |
| Product | Mounting | Dimmina | Version | CCT& CRI | Beam Angle | Reflector Colour ³ | Trim Shape ^a | Trim Finish 2 |
| L421 | NI | D | 13 | W303H | w | s | c | вк |
| | NI non-insulated R retrofit driver | T ELV dimming (1204) D -104 dimming (126-2774) | 13 13W | 3-step MacAdim: W223H 2700K 00- W323H 300K 00- W323H 3500K 00- W223Y 2700K 07+ W323Y 3000K 07+ W323Y 3000K 07+ W323H 3500K 00- W222Y 2700K 07+ W322H 3000K 07+ W322Y 3000K 07+ W322Y 3000K 07+ W302X 3000K 07+ | \$ spot 15° N narow flood 30° W wide flood 60° | S silver specular B black specular G gold specular | C circular S square | Aberritrans Finisher With while powder cost BK black powder cost |
| | | | | | | | | |
| System Remote | Components (Driver : | Ordered Separately) | | | * Consult I | MP Lighting Webs | ite or Factory. | |
| System Remote Impor Specific 1. Refer 2. Refer option | Components (Comp | Ordered Separately) | look of lumin | ain with different finish | * Consult I | MP Lighting Webs | ite or Factory. | |

L1 - Recessed 3" LED Downlight Location: Circulation

Estimated Contractor Price: \$225



L5 - Integrated LED Channel

Location: Bed Cove Estimated Contractor Price: \$55/ft



Lighting Concepts

Taylor Made Treehouse Retreat 20-1000 | 10/23/2020



L2 - Recessed LED Puc Location: Storage Closets Estimated Contractor Price: \$156







L3 - Surface Wall Adjustable Task

Location: Desks Estimated Contractor Price: \$254



S2 - Pendant Location: Exterior Estimated Contractor Price: \$425



L4 - Surface Mount Sconce Location: Beds Estimated Contractor Price: \$267

| | | 4 | H | |
|--|---|---|---|--|
| | | - | | |
| | 4 | | 5 | |
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Legrand Plunger Switch Location: Storage Closet Estimated Contractor Price: \$20

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| | designed to be better." |
|--|-------------------------|
| | |
| | |
| CANORY SWITCH | |
| CANOPT SWITCH | |
| 1201 Pass & Seymour | |
| | |
| | |
| | |
| | |
| | |
| | |
| EATURES & BENEFITS | |
| mp 120 Vac, 15 Amp 250 Vac | |
| | |
| | |
| | |
| mmon feed. 1/25 Watt, 125V. | |
| | |
| Requirements. chanical shutter system to help prevent insertior | n of foreign |
| /patents. | |
| | |
| | |
| SPECIFICATIONS | |
| | |
| | |
| ATIONS | |
| | |
| | |
| | |
| | |
| | |
| | |

4 lumald.com

Typical Shared Restroom



Slim Surface 7" Diameter

Mika 4230

LUN

Lighting Concepts Taylor Made Treehouse Retreat 20-1000 | 10/23/2020

Phase 1 Final Report Taylor Made Treehouse Retreat August 2021



Page 63 Chapter 2: Pricing Package





L7 - Decorative Pendant Location: Restroom Estimated Contractor Price: \$506

L6 - Surface Mounted Slim Downlight Location: Restrooms Estimated Contractor Price: \$75



Lighting Concepts Taylor Made Treehouse Retreat 20-1000 | 10/23/2020



Site and Egress



Lighting Concepts Taylor Made Treehouse Retreat 20-1000 | 10/23/2020

Phase 1 Final Report Taylor Made Treehouse Retreat August 2021



Rejuvination **Boyleston LED Path Light**







REJUVENATION Boyleston LED Path Light Bronze Item #A2477 http://www.rejuvenation.com/s n/s/18xh4 Detail Specification Item # A2477 Width 4-7/8" Height 21" Depth 1" Maximum Watta per Socket 2W 9-15V Voltage Engine FB-2WREC-TA-2-B-2700K Brightnes 125 lumens 2700K Color Terr 1/2" NPT. Dual Fin Spike (included) LED Nichia Forever Bright Price as shown^{*}: \$169.00

S2 - Pendant Location: Exterior Estimated Contractor Price: \$425

S3 - Exterior Recessed Steplight Location: Exterior Estimated Contractor Price: \$125

<u>S4 - Exterior Path Light</u> Location: Exterior Estimated Contractor Price: \$225



Lighting Concepts Taylor Made Treehouse Retreat 20-1000 | 10/23/2020

Taylor Made Phase 1 Final Report Treehouse Retreat August 2021





WALSH CONSTRUCTION CONCEPTUAL ESTIMATE DECEMBER 5, 2020

Project:

1504

2000 Site Work

Taylor Made - Treebouse Retreat

Conceptual Estimate

1 ls

32 wk

12/5/2020 Date:

| r rojeci. | rayior made - reenouse reneat | oonceptuur 1 | _Stimate | | | Dute. | 12/0/2020 |
|-----------|------------------------------------|-------------------|----------|------|-----------|----------|-----------|
| Est. No. | 1 | | | | | | |
| | | | | | | | |
| Div # | Division | Misc. Information | Quant | Unit | Unit Cost | Subtotal | Total |
| | | | | | | | |
| 1000 | General Requirements | | | | | | 241,441 |
| | | | | | | | |
| 1000 | General Requirements | | | | | 241,441 | |
| 1101 | Travel & Subsistence | | 32 | wk | 31.25 | 1,000 | |
| 1102 | Office & Utilities | | 32 | wk | 770.92 | 24,669 | |
| 1105 | Clean-Up | | 1 | ls | 1,596.50 | 1,597 | |
| 1108 | Vehicle Gas, Oil & Repairs | | 32 | wk | 135.36 | 4,332 | |
| 1109 | Hauling-Freight(Project Mob-Demob) | | 32 | wk | 125.00 | 4,000 | |
| 1110 | Other | | 32 | wk | - | - | |
| 1113 | Supervision | | 32 | wk | 6,231.69 | 199,414 | |
| 1303 | Permits | | 1 | ls | - | - | |
| 1304 | Hook-Up Charges | | 1 | ls | - | - | |
| 1406 | Pre-Construction Costs | | 1 | ls | - | - | |

| 1601 | Temporary Roads/Struc. |
|------|------------------------|
| | |
| | |

Close-Out & Warranty

286,570

1

750

5,679

750.00

177.47

| 2100 | Site Preparation & Demolition | | | | 8,108 |
|------|-------------------------------|----|--------|----------|-------|
| 2105 | Demolition | 1 | ls | - | - |
| 2107 | Selective Demolition | 1 | ls | 8,108.00 | 8,108 |
| 2108 | Hazardous Mater'l Abate | Ex | cluded | - | - |
| 2110 | Site Clearing | Ex | cluded | - | - |

| 2200 | E | Earthwork | | | | 31,205 |
|------|------|----------------------------|----|----|-----------|---------------|
| 2210 | | Site Clearing | - | су | - | - |
| 2220 | | Building Excavation | 33 | су | 102.80 | 3,352 |
| | 2220 | Mass Cut | - | су | - | incld'd above |
| | 2220 | Mass Fill | - | су | - | incld'd above |
| | 2220 | Import Mass Fill | - | су | - | incld'd above |
| | 2220 | Export Excess Material | - | су | - | incld'd above |
| | 2220 | Structural Excavation | - | су | - | incld'd above |
| | 2220 | Footing Excavation | 12 | су | 120.00 | incld'd above |
| | 2220 | Backfill Structural Excav | 8 | су | - | incld'd above |
| | 2220 | Backfill Footing Excav | 12 | су | 150.00 | incld'd above |
| | 2220 | Import Structural Fill | - | су | - | incld'd above |
| | 2220 | Import Sub-Slab Granular | - | су | - | incld'd above |
| | 2220 | Excav/Grade for Roads/Wlks | - | су | - | incld'd above |
| | 2220 | Fine Grade Site | - | су | - | incld'd above |
| 2230 | | Base Course | - | су | - | - |
| 2270 | | Erosion Control | 1 | ls | 4,040.78 | 4,041 |
| 2295 | | Topsoil | - | су | - | - |
| 2299 | | General Earthwork Items | 1 | ls | 23,812.86 | 23,813 |

| 2300 | , | Retaining/Shoring/Piling Systems | | | | | 55.24 |
|---------|-----------|----------------------------------|-----------------------|------------------------|-----------------------------|-----------------------------|-----------------------------|
| 2310 | | Retaining Walls | | - | sf | - | - |
| | 2310 | Rockeries | | - | sf | - | incld'd above |
| | 2310 | Keystone Retaining Wall | | - | sf | - | incld'd above |
| | 2310 | Timber Retaining Wall | | - | sf | - | incld'd above |
| | 2310 | Masonry Retaining Wall | | - | sf | - | incld'd above |
| | 2310 | Concrete Retaining Wall | | - | sf | - | incld'd above |
| 2330 | | Shoring | | - | sf | - | - |
| 2360 | | Driven Piling | | - | lf | - | - |
| 2370 | | Augercast Piling | | 27 | ea | 2,046.19 | 55,24 |
| 2500 | | Pnade & Walks | | | | | |
| 2510 | | Asphalt Paving | | - | sf | - | |
| Ectimat | o#1 To | | Walch Construction Co | | | | |
| Estimat | e #1 - Ta | ylor Made Treehouse.> | dsx | Walsh Construction Co. | dlsx Walsh Construction Co. | xlsx Walsh Construction Co. | dlsx Walsh Construction Co. |

| roject: | | Taylor Made - Treehouse Retreat | Conceptual | Estimate | | | Date: | 12/5/20 |
|--------------|-----------|--------------------------------------|-----------------------|----------|----------|-----------|---------------|---------|
| st. No. | 1 | | | | | | | |
| Div # | | Division | Misc. Information | Quant | Unit | Unit Cost | Subtotal | Tc |
| 2515 | | Unit Pavers | | - | sf | - | - | |
| 2520 | | Concrete Paving | | - | sf | - | - | |
| 2521 | | Curbs | | - | lf | - | - | |
| | 2521 | Curb & Gutter | | - | lf | - | incld'd above | |
| | 2521 | Poured-in-Place Curbs | | - | lf | - | incld'd above | |
| | 2521 | Extruded Curbs | | - | lf | - | incld'd above | |
| | 2521 | Precast Curbs | | - | ea | _ | incld'd above | |
| 2524 | 2021 | Sidewalks | | _ | ef | _ | | |
| 2524 | | Batios | | _ | of | - | | |
| 2520 | | Concrete Stairs | | - | of | - | - | |
| 2520 | | Concrete Stairs | | - | 51 | - | - | |
| 2580 2599 | | Striping Miscellaneous | | 0 1 | lî İs | - | - | |
| | | | | | | | | |
| 2600 | I | Water Distribution | | | | | 14,200 | |
| 2665 | | Basement Water Connect. & Undrgrnd | Allowance | 1 | ls | 2,000.00 | 2,000 | |
| 2666 | | Fire System Water | | 1 | ls | 12,200.00 | 12,200 | |
| | 2666 | Firewater Underground Line | Allowance | 1 | ls | 10,000.00 | incld'd above | |
| | 2666 | Fire Water Dog House | Allowance | 1 | ls | 1,000.00 | incld'd above | |
| | 2666 | Vault | | - | ea | - | incld'd above | |
| | 2666 | Back-Flow Prevention Device | | 1 | ea | 1,200.00 | incld'd above | |
| | 2666 | Fire Dept. Connection | | - | ea | - | incld'd above | |
| | 2666 | Fire Hydrant | | - | ea | - | incld'd above | |
| | | | | | | | | |
| 0740 | | Sewers & Drainage | | | 21 | | 4,500 | |
| 2710 | | | | - | IТ | - | - | |
| 2720 | | Storm Sewer | | 1 | IS | 1,000.00 | 1,000 | |
| | 2720 | Connect To Existing Storm | Allowance | 1 | ls | 1,000.00 | incld'd above | |
| | 2720 | Man Holes | | - | ea | - | incld'd above | |
| | 2720 | Catch Basins | | - | ea | - | incld'd above | |
| | 2720 | Oil Water Separator | | - | ea | - | incld'd above | |
| | 2720 | Clean-Outs | | - | ea | - | incld'd above | |
| | 2720 | Control Structures | | - | ea | - | incld'd above | |
| | 2720 | Area Drains | | - | ea | - | incld'd above | |
| | 2720 | Out-Fall Structures | | - | ea | - | incld'd above | |
| | 2720 | Inlet Structures | | - | ea | - | incld'd above | |
| | 2720 | Rin-Ran | | - | CV | _ | incld'd above | |
| | 2720 | Detention/Retention Struc | | | ls | _ | incld'd above | |
| 2730 | 2720 | Rain Drains | | 100 | lf | 15.00 | 1 500 | |
| 2730 | | Sanitary Sower | | 100 | II Io | 2 000 00 | 2,000 | |
| 2740 | 0740 | Salitary Sewer | Allewana. | 1 | 15 | 2,000.00 | 2,000 | |
| | 2740 | SS Unargina Line Connect To Existing | Allowance | 1 | IS | 2,000.00 | incia a above | |
| | 2740 | Man Holes | | - | ea | - | incid'd above | |
| | 2740 | Clean-Outs | | - | ea | - | incld'd above | |
| | 2740 | Lift Stations | | - | ea | - | incld'd above | |
| 2799 | | Miscellaneous | | 1 | ls | - | - | |
| | 2799 | Street Restoration | | - | sf | - | incld'd above | |
| | 2799 | Sidewalk Restoration | | - | sf | - | incld'd above | |
| | 2799 | Curb Restoration | | - | lf | - | incld'd above | |
| | 2799 | Planking | | - | ea | - | incld'd above | |
| | | | | | | | | |
| 2800 | | Site Improvements | | | | | 173,309 | |
| 2830 | | Cable Guard Railings | | 160 | lf | 225 | 36,000 | |
| 2840 | | Miscellaneous Site Items | | 1 | ls | 137,309 | 137,309 | |
| | 2840 | Trash Enclosure | | - | sf | - | incld'd above | |
| | 2840 | Bike Racks | | - | ea | - | incld'd above | |
| | 2840 | Bollards | | - | ea | - | incld'd above | |
| | 2840 | Signage | | - | ea | - | incld'd above | |
| | 2840 | Patio Bench Allowance | | 55 | lf | 100.00 | incld'd above | |
| | 2840 | Pool Deck | | 1,527 | sf | 38 59 | incld'd above | |
| | 2840 | Elevated Wood Deck | | 1 211 | sf | 52.34 | incld'd above | |
| | | | | .,, | - | | | |
| Estimat | e #1 - Ta | avlor Made Treehouse xlsx | Walsh Construction Co | | | | | 2 |

Project: Taylor Made - Treehouse Retreat

Playground Equipment

2840

Conceptual Estimate

-

ea

Date: 12/5/2020

Total

3

Subtotal

- incld'd above

250 incld'd above

incld'd above

Unit Cost

Est. No. 1 Div # Division Misc. Information Quant Unit 2840 Wood Steps ea -2840 Water Feature & Planters Allowance 38 lf

| 2000 | Landscaning | | | |
|------|------------------------|-------|----|---|
| 2910 | Landscaping | 1 | ls | - |
| 2 | 910 Soil Preparation | - | cy | - |
| 2 | 910 Top Soil | - | cy | - |
| 2 | 910 Seeding/Sod | - | sf | - |
| 2 | 910 Plantings | - | ea | - |
| 2 | 910 Tree Grates | - | ea | - |
| 2 | 910 Tree Vaults | - | ea | - |
| 2 | 910 Paths | - | sf | - |
| 2 | 910 Irrigation Sleeves | - | lf | - |
| 2 | 910 Irrigation | - | sf | - |
| 2 | 910 Maintenance | - | ls | - |
| 2999 | Miscellaneous | 1,462 | sf | - |

| 3000 | Concrete | | | | | |
|------|----------|------------------|--------|-----|------|--------|
| | | | | | | |
| 3200 | Reinf | orcement | | | | 38,966 |
| 3210 | Rel | bar | 19,244 | lbs | 2.02 | 38,966 |
| 3220 | Me | sh | 1 | ls | - | - |
| 3230 | Pos | t Tension Cables | 1 | ls | - | - |

| 3300 | Cast-in-Place Concrete | | | | 38,494 |
|------|---------------------------|---------|----|----------|--------|
| 3305 | Cast-in-Place Subcontract | 1 | ls | - | - |
| 3310 | Continuous Footings | 7.2 | су | 632.01 | 4,522 |
| 3311 | Drilled Pier Footings | 70.0 | су | 318.20 | 22,268 |
| 3312 | Grade Beams | | су | - | - |
| 3313 | Monolithic Footings | - | су | - | - |
| 3314 | Special Footings | | су | - | - |
| 3320 | Walls to 2 Ft. High | 3.4 | су | 1,623.87 | 5,557 |
| 3321 | Walls "Snap Tie" | | су | - | - |
| 3322 | Walls"Gang Forming" | - | су | - | - |
| 3324 | Special Walls | - | су | - | - |
| 3327 | Insulated Concrete Walls | - | sf | - | - |
| 3330 | Columns | - | су | - | - |
| 3340 | Beams | - | су | - | - |
| 3350 | Slab-on-Grade | - · · · | sf | - | - |
| 3355 | Elevated SlabFlyers | - · · · | sf | - | - |
| 3356 | Elevated SlabPodium | - · · · | sf | - | - |
| 3357 | Elevated SlabHandset | - · · · | sf | - | - |
| 3370 | Concrete Stairs | - · · · | lf | - | - |
| 3399 | General Concrete Items | 1 | ls | 6,146.78 | 6,147 |
| 3400 | Precast Concrete | | | | - |
| 3410 | Precast Concrete | 1 | ls | - | - |
| 3470 | Precast Tilt-Up | - | sf | - | - |
| | | | | | |
| 3500 | Concrete Toppings | | | | - |
| 3510 | Gypcrete | - | st | - | - |
| 3540 | Concrete Topping Slab | · · | st | - | - |
| | Slah on Motol Dook | | of | _ | _ |

Walsh Construction Co.

Estimate #1 - Taylor Made Treehouse.xlsx

| | ., | | | | | | |
|---------------------|---|------------------------|-------|------|-----------|----------|----|
| st. No. 1 | | | | | | | |
| Div # | Division | Misc. Information | Quant | Unit | Unit Cost | Subtotal | |
| 3600 | Grout | | | | | - | |
| 3610 | Grouting | | - | CT | - | - | |
| 3700 | Sandblast | | | | | - | |
| 3710 | Sandblast Concrete | | - | sf | - | - | |
| 3800 3810 | Housekeeping Pads - Electrical/Mechanical Housekeeping Pads - Elect / Mech | | 1 | ls | - | - | |
| 3900 | Miscellaneous | | 4 | | | - | |
| 3910 | Miscellaneous | | 1 | IS | - | - | |
| 4000 Mas | onry | | | | | | |
| 4200 | Unit Masonry | | | -6 | | - | |
| 4210 | Brick Concrete Masonry Units | | - | ST | - | - | |
| 4230 | Pavers | | - | sf | - | - | |
| 4280 | Scaffolding | | _ | sf | - | - | |
| 4299 | Miscellaneous | | 1 | ls | - | - | |
| 4400 | Stone | | | | | | |
| 4450 | Stone Veneer | | - | sf | - | - | |
| 4460 | Stone | | - | sf | - | - | |
| 4500 | Masonry Restoration | | | | | - | |
| 4510 | Masonry Restoration | | 1 | ls | - | - | |
| 4599 | Miscellaneous | | 1 | ls | - | - | |
| 5000 Met | als | | | | | | 26 |
| 5100 | Structural Steel | | | | | 269,993 | |
| 5110 | Base Plate Preparation | | 1 | ls | - | - | |
| 5150 | Structural Steel | | 1,462 | sf | 171.49 | 250,720 | |
| 5199 | General Metals Items | | 1,462 | sf | 13.18 | 19,273 | |
| 5200 | Metal Joist | | | | | - | |
| 5210 | Metal Joist | | 1 | ls | - | - | |
| 5300 | Metal Deck | | | | | - | |
| 5310 | Metal Deck | | 1 | ls | - | - | |
| 5500 | Metal Fabrications | | | | | - | |
| 5510 | Metal Stairs | | 1 | ls | - | - | |
| 5520 | Steel Railings | | 1 | ls | - | - | |
| 5599 | Miscellaneous Metals | | 1 | ls | - | - | |
| 5700 | Ornamental Iron | | | | | - | |
| 5710 | Ornamental Iron | | 1 | ls | - | - | |
| | | | | | | - | |
| Estimate #1 | - Taylor Made Treehouse xlsx | Walsh Construction Co. | | | | | 4 |

Project: Taylor Made - Treehouse Retreat Conceptual Estimate 6000 Wood & Plastics 6100 Rough Carpentry 1,462 6101 Framing Materials sf 6102 Subcontract 1,962 sf 6110 Floor Systems--Labor lf -6111 Exterior Walls--Labor lf 6112 Interior Walls--Labor lf -6113 Roof--Labor sf 6114 Stairs--Labor flt 6115 Pick-Up--Labor 1,462 sf 6116 Layout & Sawyard--Labor 1,462 sf Materials H'ndling-Labor 6117 1,462 sf 6120 Misc Rough Carpentry 1,462 sf 6199 Gen'rl Rough Carp Items 1,462 sf 6200 Finish Carpentry Finish Carpentry Labor 1,462 sf 6210 6220 Millwork Material 1,462 sf 6240 Plastic Laminates 1,462 sf 6299 Gen'rl Finish Carp Items 1,462 sf 6400 Architectural W'dwork 1,462 sf 6410 **Custom Casework** 1,048 sf 6420 10" White Oak Wood Wall Panelwork 6499 Misc. Woodwork - Ceilings 1,224 sf 6700 Siding & Trim 6710 Siding & Trim 3,281 sf 6799 Misc. Exterior Trim 1 ls 6800 Decks & Railings 6810 Stair Towers sf -6820 Access Decks sf -6830 Unit Decks sf 6840 Unit Railings lf Misc. Carpentry 6900 Misc. Carpentry 6910 1,462 sf

| 7100 | Waterproofing & Air Tightness | | | | 55,064 | |
|---------|-------------------------------|-------|----|--------|--------|--|
| 7110 | Membrane Waterp'fing | - | sf | - | - | |
| 7120 | Fluid Applied Waterp'fng | | sf | - | - | |
| 7130 | Bentonite Waterp'fng | | sf | - | - | |
| 7150 | Damproofing | | sf | - | - | |
| 7160 | Water Repellant Coating | | sf | - | - | |
| 7180 | Concrete Sealer | | sf | - | - | |
| 7190-01 | Envelope Coordination | 1 | ls | 29,437 | 29,437 | |
| 7190-02 | Exterior Wall Mockup | 1 | ls | - | - | |
| 7190-03 | Building Wrap | 3,281 | sf | 5.00 | 16,405 | |

| oject: | i aylor Made - Treehouse Retreat | Conceptual I | stimate: | | | Date: | 12/0/20 |
|--|--|--------------------------|---|---|---|---|---------|
| t. No. 1 | | | | | | | |
| | | | | | | | |
| Div # | Division | Misc. Information | Quant | Unit | Unit Cost | Subtotal | Т |
| 190-04 | Window & Door Pre-Flashing | | 36 | each | 256.16 | 9,222 | |
| 190-05 | Window & Door Post-Flashing | | 1 | ls | - | - | |
| 190-06 | PTAC Flashing Prep | | 1 | ls | - | - | |
| 190-07 | Deck Flashing Prep | | 1 | ls | - | - | |
| 190-08 | Parapet Flashing Prep | | 1 | ls | - | - | |
| 190-09 | Misc Flashing Prep | | 1 | ls | - | - | |
| 190-10 | Equipment | | 1 | ls | - | - | |
| 190-11 | Safety | | 1 | ls | - | - | |
| 190-12 | Light Duty | | 1 | ls | - | - | |
| 190-13 | Temp. Winter Weather Protection | | 1 | ls | - | - | |
| 190-14 | Air Tightness Requirements | | 1 | ls | - | - | |
| 190-15 | Spare - 1 | | 1 | ls | - | - | |
| 190-16 | Spare - 2 | | 1 | ls | - | - | |
| | | | | | | | |
| 200 | Insulation | | | | | 15,691 | |
| 7210 | Batt Insulation | | 1,462 | sf | 10.73 | 15,691 | |
| 7220 | Rigid Insulation | | 1,462 | sf | - | - | |
| | | | | | | | |
| 240 | EIFS | | | of | | - | |
| 7240 | Ext. Insiul Fin. Syst m | | - | SI | - | - | |
| | | | | | | | |
| 250 | Fireproofing | | 1 462 | sf | - | - | |
| 7255 | FILEDIOUIIIU | | ., | | | | |
| 7255 | Filepiooling | | | | | | |
| 7255 300 | Roofing | - | | | | 88,176 | |
| 7255 * 300 7310 | Roofing Roofing Shingles | | - | sf | - | 88,176 - | |
| 7255 *300 7310 7410 | Roofing Roofing Shingles Metal Roofing/Soffits | Includes Roof Insulation | - 2,846 | sf | - 30.98 | 88,176 - 88,176 | |
| 7255 7300 7310 7410 7510 | Roofing Roofing Shingles Metal Roofing/Soffits Built-Up Roofing | Includes Roof Insulation | - 2,846 - | sf sf sf | - 30.98 - | 88,176 - 88,176 - | |
| 7255 300 7310 7410 7510 7520 | Roofing Roofing Shingles Metal Roofing/Soffits Built-Up Roofing Modified Bituminous | Includes Roof Insulation | - 2,846 - - | sf sf sf sf | - 30.98 - | 88,176 - 88,176 - - | |
| 7255 300 7310 7410 7510 7520 7530 | Roofing Roofing Shingles Metal Roofing/Soffits Built-Up Roofing Modified Bituminous Single-Ply Roofing | Includes Roof Insulation | - 2,846 - - - | sf sf sf sf sf | - 30.98 - - - | 88,176 - 88,176 - - - | |
| 7255 7300 7310 7410 7510 7520 7530 | Roofing Roofing Shingles Metal Roofing/Soffits Built-Up Roofing Modified Bituminous Single-Ply Roofing | Includes Roof Insulation | - 2,846 - - - | sf sf sf sf sf | - 30.98 - - - | 88,176 - 88,176 - - - | |
| 7255 300 7310 7410 7510 7520 7530 570 | Roofing Roofing Shingles Metal Roofing/Soffits Built-Up Roofing Modified Bituminous Single-Ply Roofing Traffic Coating | Includes Roof Insulation | - 2,846 - - - | sf sf sf sf sf | - 30.98 - - - | <u>88,176</u> - 88,176 - - - - | |
| 7255 300 7310 7410 7510 7520 7530 570 7572 | Roofing Roofing Shingles Metal Roofing/Soffits Built-Up Roofing Modified Bituminous Single-Ply Roofing Traffic Coating Pedestrian Traffic C'tg | Includes Roof Insulation | - 2,846 - - - | sf sf sf sf sf sf | - 30.98 - - - - | <u>88,176</u> - 88,176 - - - - - | |
| 7255 300 7310 7410 7510 7520 7530 570 7572 7576 | Roofing Roofing Shingles Metal Roofing/Soffits Built-Up Roofing Modified Bituminous Single-Ply Roofing Traffic Coating Pedestrian Traffic C'tg Vehicular Traffic C'tg | Includes Roof Insulation | - 2,846 - - - - | sf sf sf sf sf sf sf | - 30.98 - - - - | 88,176 - 88,176 - - - - - - | |
| 7255 300 7310 7410 7510 7520 7530 570 7572 7576 | Roofing Roofing Shingles Metal Roofing/Soffits Built-Up Roofing Modified Bituminous Single-Ply Roofing Traffic Coating Pedestrian Traffic C'tg Vehicular Traffic C'tg | Includes Roof Insulation | - 2,846 - - - - | sf sf sf sf sf sf sf | - 30.98 - - - - | 88,176 - 88,176 - - - - - - - - - - | |
| 7255 300 7310 7410 7510 7520 7530 570 7572 7576 600 7600 | Roofing Roofing Shingles Metal Roofing/Soffits Built-Up Roofing Modified Bituminous Single-Ply Roofing Traffic Coating Pedestrian Traffic C'tg Vehicular Traffic C'tg Flashing & Sheet M'tl Sheet Metal Flashing | Includes Roof Insulation | - 2,846 - - - - | sf sf sf sf sf sf | - 30.98 - - - - | 88,176 - 88,176 - - - - - - - - - - - - - - 5,824 | |
| 7255 300 7310 7410 7510 7520 7530 7570 7572 7576 7600 7620 7620 7620 | Roofing Roofing Shingles Metal Roofing/Soffits Built-Up Roofing Modified Bituminous Single-Ply Roofing Traffic Coating Pedestrian Traffic C'tg Vehicular Traffic C'tg Flashing & Sheet M'tl Sheet Metal Flashing Paceseria | Includes Roof Insulation | - 2,846 - - - - - - - - 1,462 | sf sf sf sf sf sf sf | - 30.98 - - - - - | 88,176 - 88,176 - - - - - - - - - - - - - - - - - - - | |
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| 7255 300 7310 7410 7510 7520 7530 570 7572 7576 600 7620 7630 7630 7640 800 | Reofing Roofing Shingles Metal Roofing/Soffits Built-Up Roofing Modified Bituminous Single-Ply Roofing Traffic Coating Pedestrian Traffic C'tg Vehicular Traffic C'tg Vehicular Traffic C'tg Flashing & Sheet M'tl Sheet Metal Flashing Roofing Accessories Gutters & Downspouts | Includes Roof Insulation | - 2,846 - - - - 1,462 1,462 91 | sf sf sf sf sf sf sf sf lf | - 30.98 - - - - - - 64.00 | 88,176 - 88,176 - - - - - - - 5,824 - 5,824 | |
| 7255 300 7310 7410 7510 7520 7530 7570 7572 7576 600 7620 7630 7630 7640 7810 | Roofing Roofing Shingles Metal Roofing/Soffits Built-Up Roofing Modified Bituminous Single-Ply Roofing Traffic Coating Pedestrian Traffic C'tg Vehicular Traffic C'tg Vehicular Traffic C'tg Sheet Metal Flashing Roofing Accessories Gutters & Downspouts Skylights Skylights | Includes Roof Insulation | - 2,846 - - - - 1,462 1,462 91 | sf sf sf sf sf sf sf sf lf | - 30.98 - - - - - - 64.00 | 88,176 - 88,176 - - - - - - - - - - - - - - - - - - - | |
| 7255 300 7310 7410 7510 7520 7530 7570 7572 7576 7572 7576 7620 7620 7630 7640 7640 7810 | Reproduity Roofing Roofing Shingles Metal Roofing/Soffits Built-Up Roofing Modified Bituminous Single-Ply Roofing Traffic Coating Pedestrian Traffic C'tg Vehicular Traffic C'tg Vehicular Traffic C'tg Sheet M'tl Sheet Metal Flashing Roofing Accessories Gutters & Downspouts Skylights Skylights | Includes Roof Insulation | - 2,846 - - - - - 1,462 1,462 91 | sf sf sf sf sf sf sf lf | - 30.98 - - - - - 64.00 | 88,176 - 88,176 - - - - - - 5,824 - 5,824 - - 5,824 | |
| 7255 300 7310 7410 7510 7520 7530 7570 7572 7576 600 7620 7630 7640 7810 7810 | Roofing Roofing Shingles Metal Roofing/Soffits Built-Up Roofing Modified Bituminous Single-Ply Roofing Traffic Coating Pedestrian Traffic C'tg Vehicular Traffic C'tg Vehicular Traffic C'tg Flashing & Sheet M'tl Sheet Metal Flashing Roofing Accessories Gutters & Downspouts Skylights Skylights | Includes Roof Insulation | - 2,846 - - - - 1,462 1,462 91 | sf sf sf sf sf sf sf sf lf ls | - 30.98 - - - - - - 64.00 | 88,176 - 88,176 - - - - - - - 5,824 - 5,824 | |
| 7255 300 7310 7410 7510 7520 7530 570 7572 7576 600 7620 7630 7640 800 7640 800 7810 900 7910 | Reproting Roofing Netal Roofing/Soffits Built-Up Roofing Modified Bituminous Single-Ply Roofing Traffic Coating Pedestrian Traffic C'tg Vehicular Traffic C'tg Vehicular Traffic C'tg Sheet Mttl Sheet Metal Flashing Roofing Accessories Gutters & Downspouts Skylights Skylights Joint Sealants Joint Sealants | Includes Roof Insulation | - 2,846 - - - - - 1,462 1,462 91 | sf sf sf sf sf sf sf lf ls | - 30.98 - - - - - 64.00 | 88,176 - 88,176 - - - - - - 5,824 - - 5,824 - - - 5,824 - - - - - - - - - - - - - - - - - - - | |
| 7255 300 7310 7410 7510 7520 7530 570 7572 7576 600 7620 7630 7640 800 7640 800 7810 900 7910 | Reproting Roofing Netal Roofing/Soffits Built-Up Roofing Modified Bituminous Single-Ply Roofing Traffic Coating Pedestrian Traffic C'tg Vehicular Traffic C'tg Vehicular Traffic C'tg Sheet Metal Flashing Roofing Accessories Gutters & Downspouts Skylights Skylights Joint Sealants Joint Sealants Ste Windows | Includes Roof Insulation | - 2,846 - - - - - 1,462 1,462 91 | sf sf sf sf sf sf sf lf ls | - 30.98 - - - - - 64.00 | 88,176 - 88,176 - - - - - - 5,824 - - 5,824 - - - 5,824 - - - - - - - - - - - - - - - - - - - | 124,6 |
| 7255 300 7310 7410 7510 7520 7530 570 7572 7576 600 7620 7630 7640 800 7810 900 7910 000 Doon | Reproduity Roofing Roofing Shingles Metal Roofing/Soffits Built-Up Roofing Modified Bituminous Single-Ply Roofing Traffic Coating Pedestrian Traffic C'tg Vehicular Traffic C'tg Vehicular Traffic C'tg Flashing & Sheet M'tl Sheet Metal Flashing Roofing Accessories Gutters & Downspouts Skylights Skylights Joint Sealants Joint Sealants Ste Windows | Includes Roof Insulation | - 2,846 - - - - 1,462 1,462 91 1 1 | sf sf sf sf sf sf sf lf ls ls | - 30.98 - - - - - 64.00 | 88,176 - 88,176 - - - - - - 5,824 - - 5,824 - - - - - - | 124,6 |
| 7255 300 7310 7410 7510 7520 7530 7572 7576 767 7572 7576 7600 7620 7630 7640 7810 7810 7910 000 Dooo | Reproduity Roofing Roofing Shingles Metal Roofing/Soffits Built-Up Roofing Modified Bituminous Single-Ply Roofing Traffic Coating Pedestrian Traffic C'tg Vehicular Traffic C'tg Vehicular Traffic C'tg Flashing & Sheet M'tl Sheet Metal Flashing Roofing Accessories Gutters & Downspouts Skylights Skylights Joint Sealants Joint Sealants Motel Doors & Erness | Includes Roof Insulation | - 2,846 - - - - - 1,462 1,462 91 | sf sf sf sf sf sf sf lf ls | - 30.98 - - - - - - 64.00 | 88,176 - 88,176 - - - - - - - 5,824 - - 5,824 - - - - - - - - - - - - - - - - - - - | 124,6 |
| 7255 300 7310 7410 7510 7520 7530 7572 7576 767 7572 7576 7600 7620 7630 7640 7810 7810 7810 7910 000 Dooo | Reproduity Roofing Roofing Shingles Metal Roofing/Soffits Built-Up Roofing Modified Bituminous Single-Ply Roofing Traffic Coating Pedestrian Traffic C'tg Vehicular Traffic C'tg Vehicular Traffic C'tg Flashing & Sheet M'tl Sheet Metal Flashing Roofing Accessories Gutters & Downspouts Skylights Skylights Joint Sealants Joint Sealants Metal Doors & Frames Wead Doors Metal Doors & Frames | Includes Roof Insulation | - 2,846 - - - - - 1,462 1,462 91 1 1 | sf sf sf sf sf sf sf lf ls ls | - 30.98 - - - - - 64.00 - | 88,176 - 88,176 - | 124,6 |
| 7255 300 7310 7410 7510 7520 7530 7572 7576 767 7572 7576 7620 7630 7640 7810 7810 7810 7910 000 Doon 8110 8210 8110 8210 | Reproduity Roofing Roofing Shingles Metal Roofing/Soffits Built-Up Roofing Modified Bituminous Single-Ply Roofing Traffic Coating Pedestrian Traffic C'tg Vehicular Traffic C'tg Vehicular Traffic C'tg Flashing & Sheet M'tl Sheet Metal Flashing Roofing Accessories Gutters & Downspouts Skylights Joint Sealants Joint Sealants Joint Sealants Windows Doors Metal Doors & Frames Wood Doors Criing Outed and Proces | Includes Roof Insulation | - 2,846 - - - - 1,462 1,462 91 1 1 - - - 4 | sf sf sf sf sf sf sf lf ls ls lf | - 30.98 - - - - - 64.00 - - | 88,176 - 88,176 - | 124,6 |
| 7255 300 7310 7410 7510 7520 7530 7572 7576 767 7572 7576 7600 7620 7630 7640 7810 7810 7810 7910 000 Dooo | Reofing Roofing Shingles Metal Roofing/Soffits Built-Up Roofing Modified Bituminous Single-Ply Roofing Traffic Coating Pedestrian Traffic C'tg Vehicular Traffic C'tg Vehicular Traffic C'tg Flashing & Sheet M'tl Sheet Metal Flashing Roofing Accessories Gutters & Downspouts Skylights Joint Sealants Joint Sealants Vendows Doors Metal Doors & Frames Wood Doors Coiling-Overhead Doors Average Doors | Includes Roof Insulation | - 2,846 - - - - 1,462 1,462 91 1 1 - - - - 4 | sf sf sf sf sf sf sf f lf ls ls ls | - 30.98 - - - - - 64.00 - - | 88,176 - 88,176 - | 124,6 |

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| | | | | | | | |
| Div # | Division | Misc. Information | Quant | Unit | Unit Cost | Subtotal | Total |
| 5800 | Expansion Control | | | | | - | |
| 5810 | Expansion Control | | 1 | ls | - | - | |
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| roject: | Taylor Made - Treehouse Retreat | Conceptual | Estimate | | | Date: |
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| st. No. 1 | | | | | | |
| | | | | | | |
| Div # | Division | Misc. Information | Quant | Unit | Unit Cost | Subtotal |
| 8399 | Miscellaneous Doors | | - | ea | - | - |
| 8400 | Entrances/Storefront | | | | | - |
| 8410 | Entrances/Storefront | | - | sf | - | - |
| 8420 | Windowwall Systems | | - | sf | - | - |
| 8500 | Windows | | | | | 121,848 |
| 8510 | Fiberglass Windows & Entry Doors | | 1,023 | sf | 119.14 | 121,848 |
| 8520 | Aluminum Windows | | - | sf | - | - |
| 8530 | Wood Windows | | - | sf | - | - |
| 8700 | Hardware | | | | | 591 |
| 8710 | Finish Hardware | | 1,462 | sf | 0.40 | 591 - |
| 8800 | Glazing | | | | | - |
| 8810 | Glass & Glazing | | - | sf | - | - |
| 8820 | Mirrors | | - | ea | - | - |
| 8830 | Shower Doors | | - | ea | - | - |
| 9000 Fin | ishes | | | | | |
| 9000 Fin 9100 9110 | ishes Metal Support Systems Metal Wall Framing | | 1 | ls | | - |
| 9000 Fin 9100 9110 9120 | ishes <u>Metal Support Systems</u> Metal Wall Framing Ceiling Suspens'n Syst'm | | 10000000000000000000000000000000000000 | ls Is | | |
| 9000 Fin 9100 9110 9120 9199 | ishes <u>Metal Support Systems</u> Metal Wall Framing Ceiling Suspens'n Syst'm Misc. Metal Framing | | 1 1 1 1 | ls Is Is Is | | |
| 9000 Fin 9100 9110 9120 9199 9200 | ishes <u>Metal Support Systems</u> Metal Wall Framing Ceiling Suspens'n Syst'm Misc. Metal Framing Lath & Plaster | | 1 1 1 | ls Is Is | - - - - | - - - - |
| 9000 Fin 9100 9110 9120 9199 9200 9210 | iishes <u>Metal Support Systems</u> Metal Wall Framing Ceiling Suspens'n Syst'm Misc. Metal Framing <u>Lath & Plaster</u> Veneer Plaster | | 1 1 1 | ls ls ls | | - - - - - - |
| 9000 Fin 9100 9110 9120 9199 9200 9210 9220 9220 | iishes <u>Metal Support Systems</u> Metal Wall Framing Ceiling Suspens'n Syst'm Misc. Metal Framing <u>Lath & Plaster</u> Veneer Plaster Stucco | | 1 1 1 1 | ls ls ls sf sf | - - - - - - - | |
| 9000 Fin 9100 9110 9120 9199 9200 9210 9220 9220 | iishes Metal Support Systems Metal Wall Framing Ceiling Suspens'n Syst'm Misc. Metal Framing Lath & Plaster Veneer Plaster Stucco Drywall | | 1 1 1 1 | ls ls ls sf sf | - - - - - | - - - - - - - - - - - |
| 9000 Fin 9100 9110 9120 9199 9200 9210 9220 9220 9250 9255 | iishes Metal Support Systems Metal Wall Framing Ceiling Suspens'n Syst'm Misc. Metal Framing Lath & Plaster Veneer Plaster Stucco Drywall Gypsum Drywall | | 1 1 1 - - - | ls ls ls sf sf | - - - - - 12.24 | - - - - - - - - - - - - - - - - - - - |
| 9000 Fin 9100 9110 9120 9199 9200 9210 9220 9220 9250 9255 9255 9256 | iishes Metal Support Systems Metal Wall Framing Ceiling Suspens'n Syst'm Misc. Metal Framing Lath & Plaster Veneer Plaster Stucco Drywall Gypsum Drywall Exterior Drywall Soffit | | 1 1 1 1 | ls ls ls sf sf sf | - - - - - 12.24 - | - - - - - - - - - - - - - - - - - - - |
| 9000 Fin 9100 9110 9120 9199 9200 9210 9220 9250 9255 9256 9257 9257 | iishes Metal Support Systems Metal Wall Framing Ceiling Suspens'n Syst'm Misc. Metal Framing Lath & Plaster Veneer Plaster Stucco Drywall Exterior Drywall Exterior Drywall Soffit Dryout | | 1 1 1 1 | ls ls ls sf sf sf sf sf | - - - - - 12.24 - 0.70 | - - - - - - - - - - - - - - - - - - - |
| 9000 Fin 9100 9110 9120 9199 9200 9210 9220 9250 9255 9256 9257 9259 | iishes Metal Support Systems Metal Wall Framing Ceiling Suspens'n Syst'm Misc. Metal Framing Lath & Plaster Veneer Plaster Stucco Drywall Exterior Drywall Exterior Drywall Soffit Dryout Gen'rl Drywall Items | | 1 1 1 1 | ls ls ls sf sf sf sf sf sf sf | - - - - 12.24 - 0.70 17.74 | - - - - - - - - 17,895 - 1,023 25,936 |
| 0000 Fin 9110 9120 9199 9200 9210 9220 9220 9255 9256 9255 9256 9257 9259 | iishes Metal Support Systems Metal Wall Framing Ceiling Suspens'n Syst'm Misc. Metal Framing Lath & Plaster Veneer Plaster Stucco Drywall Gypsum Drywall Exterior Drywall Soffit Dryout Gen'rl Drywall Items | | 1 1 1 - - 1,462 - 1,462 1,462 | ls ls sf sf sf sf sf sf sf | - - - - 12.24 - 0.70 17.74 | - - - - - - - 17,895 - 1,023 25,936 |
| 9000 Fin 9100 9110 9120 9199 9200 9210 9220 9255 9255 9256 9257 9259 9300 9310 | iishes Metal Support Systems Metal Wall Framing Ceiling Suspens'n Syst'm Misc. Metal Framing Lath & Plaster Veneer Plaster Stucco Drywall Gypsum Drywall Exterior Drywall Soffit Dryout Gen'rl Drywall Items Tile Ceramic Tile | | 1 1 1 1 | ls ls ls sf sf sf sf sf sf | - - - - 12.24 - 0.70 17.74 | - - - - - - - 1,023 25,936 4,530 |
| 9000 Fin 9100 9110 9120 9199 9200 9210 9220 9255 9255 9256 9257 9259 9300 9310 9330 9330 | iishes Metal Support Systems Metal Wall Framing Ceiling Suspens'n Syst'm Misc. Metal Framing Lath & Plaster Veneer Plaster Stucco Drywall Gypsum Drywall Exterior Drywall Soffit Dryout Gen'rl Drywall Items Tile Ceramic Tile Quarry Tile | | 1 1 1 1 1 - - 1,462 - 1,462 1,462 1,462 1,462 | IS IS IS Sf Sf Sf Sf Sf Sf Sf Sf Sf Sf | - - - - 12.24 - 0.70 17.74 26.96 - | - - - - - - - 17,895 - 1,023 25,936 4,530 4,530 - |
| 9000 Fin 9100 9110 9120 9199 9200 9210 9220 9255 9255 9255 9257 9259 9300 9310 9330 9330 | iishes Metal Support Systems Metal Wall Framing Ceiling Suspens'n Syst'm Misc. Metal Framing Lath & Plaster Veneer Plaster Stucco Drywall Gypsum Drywall Exterior Drywall Soffit Dryout Gen'rl Drywall Items Tile Ceramic Tile Quarry Tile Wood Flooring | | 1 1 1 1 1 | IS IS IS Sf Sf Sf Sf Sf Sf Sf Sf Sf Sf | - - - - - 12.24 - 0.70 17.74 26.96 - | - - - - - - - 17,895 - 1,023 25,936 4,530 - 4,530 - - 19,920 |
| 9000 Fin 9100 9110 9120 9199 9200 9210 9220 9255 9256 9257 9259 9300 9310 9330 9410 9410 | iishes Metal Support Systems Metal Wall Framing Ceiling Suspens'n Syst'm Misc. Metal Framing Lath & Plaster Veneer Plaster Stucco Drywall Gypsum Drywall Exterior Drywall Soffit Dryout Gen'rl Drywall Items Tile Ceramic Tile Quarry Tile Wood Flooring Wood Flooring | | 1 1 1 1 1 | IS IS IS Sf Sf Sf Sf Sf Sf Sf Sf Sf Sf | - - - - - - 12.24 - 0.70 17.74 26.96 - - | - - - - - - - - 1,023 25,936 - 1,023 25,936 - 4,530 - - 19,920 19,920 |
| 9000 Fin 9100 9110 9120 9120 9200 9210 9220 9255 9256 9257 9259 9300 9310 9330 9410 9410 | iishes Metal Support Systems Metal Waii Framing Ceiling Suspens'n Syst'm Misc. Metal Framing Lath & Plaster Veneer Plaster Stucco Drywall Gypsum Drywall Exterior Drywall Soffit Dryout Gen'rl Drywall Items Tile Ceramic Tile Quarry Tile Wood Flooring Wood Flooring | | 1 1 1 1 | ls ls ls sf sf sf sf sf sf sf sf sf | - - - - - - - - - - - - - - - - - - - | - - - - - - - - 1,023 25,936 - 1,023 25,936 - 4,530 - - 19,920 19,920 |

| Acoustical Ceilings | | - | sf | - | - |
|------------------------|--|--|---|--|--|
| Acoustical Wall Panels | | - | sf | - | - |
| Misc Acoustical | | 0 | sf | - | - |
| | Acoustical Cellings Acoustical Wall Panels Misc Acoustical | Acoustical Vall Panels Misc Acoustical | Acoustical Vall Panels - Misc Acoustical 0 | Acoustical Centrings - si Acoustical Wall Panels - sf Misc Acoustical 0 sf | Acoustical Centrings - Si - Acoustical Wall Panels - sf - Misc Acoustical 0 sf - |

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| t. No. 1 | | | | | | | |
| iv # | Division | Misc. Information Q | Quant | Unit | Unit Cost | Subtotal | |
| 9610 | Resilient Flooring Resilient Flooring | | - | sf | - | - | |
| 7 00 9710 | Carpet Carpet | | - | sf | - | - | |
| 2 0 9725 | Special Flooring Special Flooring | | - | sf | - | - | |
| :00 9810 | Special Coatings Special Coatings | | - | sf | - | - | |
| 200 | Painting | | | | | 8 772 | |
| 9905 | PaintingSubcontract | 1 | 462 | sf | 6.00 | 8 772 | |
| 9950 | Wall Coverings | | ,402 | ef | - | - | |
| 9980 | Fabric Wranned Panels | | | sf | - | - | |
| 9999 | Miscellaneous | 1. | ,462 | sf | - | - | |
| 0000 Spe | ecialties | | | | | | 2, |
| 0000 | Specialtics | | | | | 2 0 2 2 | |
| 10110 | Visual Display Boards | | - | ef | - | 2,023 | |
| 10155 | Toilet Compartments | | - 1 | ls | - | _ | |
| 10190 | Cubicles | | - ' | ea | _ | - | |
| 10210 | Louvers & Vents | | - | ea | _ | - | |
| 10265 | Corper Guards | | _ | ea | - | _ | |
| 10275 | Access Flooring | | - | sf | _ | - | |
| 10295 | Pest Control | | 1 | ls | _ | - | |
| 10310 | Fireplaces | | | ea | - | - | |
| 10355 | Flagpoles | | - | ea | _ | - | |
| 10410 | Directories | | - | ea | _ | - | |
| 10420 | Plaques | | - | ea | _ | - | |
| 10430 | Signage | | - | ea | _ | - | |
| 10510 | Lockers | | 1 | ls | _ | - | |
| 10512 | Tepant Storage | | - ' | 13 ea | - | _ | |
| 10525 | Fire Extinguishers | | 4 | ea | 93 19 | 373 | |
| 10536 | Awnings | | 1 | ls | - | - | |
| 10555 | Mailboxes | | - ' | ea | _ | - | |
| 10610 | Wire Mesh Partitions | | 1 | le | _ | _ | |
| 10620 | Folding Gates | | 1 | ls | _ | - | |
| 10630 | Demountable Partitions | | | sf | - | - | |
| 10650 | Operable Partitions | | - | sf | - | - | |
| 10755 | Telephone Specialities | | - | ea | - | - | |
| 10810 | Toilet & Bath Acc'srv | | 1 | ls | 1 650 00 | 1 650 | |
| 10910 | Closet Shelving | | | lf | - | - | |
| | Other Misc. Specialities | | - | - | - | - | |
| 10995 | | | | | | | |
| 10995 | | | | | | | |
| 10995 1000 Equ | aipment | | | | | | |
| 10995 | uipment Misc. Equipment | | 4 | | | - | |
| 10995 11000 Equ 11010 11015 | uipment Misc. Equipment Window Wash Equip Theater Equipment | | 1 | ls | - | - | |
| 10995 10995 1000 Equ 1015 11065 11165 | uipment Misc. Equipment Window Wash Equip Theater Equipment Commonsiol Lindor E stat | | 1 1 | ls Is | - | - - - | |
| 10995 11000 Equ 11015 11065 11115 11125 | uipment Misc. Equipment Window Wash Equip Theater Equipment Commercial L'ndry Eq'pt Audio/Visual Equip | | 1 1 - | ls Is ea | - - - | - - - | |
| 10995 1000 Eq. 11015 11065 11115 11135 11135 | Jipment Misc. Equipment Window Wash Equip Theater Equipment Commercial L'ndry Eq'pt Audio/Visual Equip Loading Dock Equip | | 1 1 - 1 | ls Is ea Is | - - - - - - | - - - - | |

| 0000 | Specialties |
|-------|--------------------------|
| 10110 | Visual Display Boards |
| 10155 | Toilet Compartments |
| 10190 | Cubicles |
| 10210 | Louvers & Vents |
| 10265 | Corner Guards |
| 10275 | Access Flooring |
| 10295 | Pest Control |
| 10310 | Fireplaces |
| 10355 | Flagpoles |
| 10410 | Directories |
| 10420 | Plaques |
| 10430 | Signage |
| 10510 | Lockers |
| 10512 | Tenant Storage |
| 10525 | Fire Extinguishers |
| 10536 | Awnings |
| 10555 | Mailboxes |
| 10610 | Wire Mesh Partitions |
| 10620 | Folding Gates |
| 10630 | Demountable Partitions |
| 10650 | Operable Partitions |
| 10755 | Telephone Specialities |
| 10810 | Toilet & Bath Acc'sry |
| 10910 | Closet Shelving |
| 10995 | Other Misc. Specialities |

| 0,001. | rayior made - rreenouse Retreat | Conceptual | Loumale | | | Date. | 12/0/20 |
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| st. No. 1 | | | | | | | |
| Div # | Division | Misc. Information | Quant | Unit | Unit Cost | Subtotal | 7 |
| 9600 9610 | Resilient Flooring Resilient Flooring | | - | sf | - | - | |
| | | | | 0. | | | |
| 9700 9710 | Carpet Carpet | | - | sf | - | - | |
| 9720 | Special Flooring | | | | | - | |
| 9725 | Special Flooring | | - | sf | - | - | |
| 9800 | Special Coatings | | | | | - | |
| 9810 | Special Coatings | | - | sf | - | - | |
| 9900 | Painting | | 4 400 | | 2.22 | 8,772 | |
| 9905 9950 | PaintingSubcontract Wall Coverings | | 1,462 | sf | - | - 8,772 | |
| 9980 9999 | Fabric Wrapped Panels Miscellaneous | | - 1,462 | sf sf | - | - | |
| 0000 500 | scialtise | | | | | | 2 (|
| 0000 306 | icialites | | | | | | 2,0 |
| 0000 | Specialties | | | | | 2 022 | |
| 10000 10110 | Specialties Visual Display Boards | | - | sf | - | 2,023 - | |
| 10000 10110 10155 | Specialties Visual Display Boards Toilet Compartments | | - 1 | sf Is | - - | 2,023 - - | |
| 10000 10110 10155 10190 | Specialties Visual Display Boards Toilet Compartments Cubicles | | - 1 - | sf Is ea | - - - | 2,023 - - - | |
| 100000 10110 10155 10190 10210 10255 | Specialties Visual Display Boards Toilet Compartments Cubicles Louvers & Vents | | - 1 - - | sf Is ea ea | - - - - | 2,023 - - - - | |
| 10000 10110 10155 10190 10210 10265 10275 | Specialties Visual Display Boards Toilet Compartments Cubicles Louvers & Vents Corner Guards Access Elocing | | - 1 - - | sf Is ea ea ea | - - - - - | 2,023 - - - - - | |
| 10000 10110 10155 10190 10210 10265 10275 10295 | Specialties Visual Display Boards Toilet Compartments Cubicles Louvers & Vents Corner Guards Access Flooring Pest Control | | - 1 - - - - | sf Is ea ea ea sf | | 2,023 - - - - - - | |
| 10000 10110 10155 10190 10210 10265 10275 10295 10295 | Specialties Visual Display Boards Toilet Compartments Cubicles Louvers & Vents Corner Guards Access Flooring Pest Control Eirreplaces | | - 1 - - - 1 | sf Is ea ea ea sf Is | | 2,023 - - - - - - - - | |
| 10000 10110 10155 10190 10210 10265 10275 10295 10310 10255 | Specialties Visual Display Boards Toilet Compartments Cubicles Louvers & Vents Corner Guards Access Flooring Pest Control Fireplaces Elagoalea | | - 1 - - - 1 1 | sf Is ea ea ea sf Is ea | - - - - - - - - - - - - - - - - - - - | 2,023 - - - - - - - - - - - | |
| Image: 0000 Image: 0000 10110 10155 10190 10210 10210 10265 10275 10295 10310 10355 10045 10045 | Specialties Visual Display Boards Toilet Compartments Cubicles Louvers & Vents Corner Guards Access Flooring Pest Control Fireplaces Flagpoles Displayeigne | | - 1 - - 1 1 - | sf Is ea ea sf Is ea ea | - - - - - - - - - - - - - - - - - - - | 2,023 - - - - - - - - - - - - - - | |
| Image: Non-State Image: Non-State< | Specialties Visual Display Boards Toilet Compartments Cubicles Louvers & Vents Corner Guards Access Flooring Pest Control Fireplaces Flagpoles Directories | | - 1 - - 1 1 - - - - | sf Is ea ea sf Is ea ea ea | - - - - - - - - - - - - - - - - - - - | 2,023 - - - - - - - - - - - - - - - | |
| 10000 10110 10155 10190 10210 10265 10275 10295 10310 10355 10410 10420 | Specialties Visual Display Boards Toilet Compartments Cubicles Louvers & Vents Corner Guards Access Flooring Pest Control Fireplaces Flagpoles Directories Plaques | | - 1 - - 1 - 1 - - - - - | sf Is ea ea sf Is ea ea ea ea ea | - - - - - - - - - - - - - - - - - - - | 2,023 - - - - - - - - - - - - - - - - - | |
| Image: Non-State 10110 10155 10190 10210 10265 10275 10295 10310 10355 10410 10420 10420 | Specialties Visual Display Boards Toilet Compartments Cubicles Louvers & Vents Corner Guards Access Flooring Pest Control Fireplaces Flagpoles Directories Plaques Signage | | - 1 - 1 - 1 - - - - - - - - | sf Is ea ea sf Is ea ea ea ea ea ea | - - - - - - - - - - - - - - - - - - - | 2,023 - - - - - - - - - - - - - - - - - - - | |
| 0000 10110 10155 10190 10210 10265 10275 10295 10310 10355 10410 10420 10430 10510 | Specialties Visual Display Boards Toilet Compartments Cubicles Louvers & Vents Corner Guards Access Flooring Pest Control Fireplaces Flagpoles Directories Plaques Signage Lockers | | - 1 - 1 - 1 - - - - - - - 1 | sf Is ea ea sf Is ea ea ea ea ea ea Is | - - - - - - - - - - - - - - - - - - - | 2,023 - - - - - - - - - - - - - - - - - - - | |
| 0000 10110 10155 10190 10210 10265 10275 10295 10310 10355 10410 10420 10430 10510 10512 | Specialties Visual Display Boards Toilet Compartments Cubicles Louvers & Vents Corner Guards Access Flooring Pest Control Fireplaces Flagpoles Directories Plaques Signage Lockers Tenant Storage | | - 1 - 1 - 1 - - - 1 - 1 - | sf Is ea ea sf Is ea ea ea ea ea Is ea | - - - - - - - - - - - - - - - - - - - | 2,023 - - - - - - - - - - - - - - - - - - - | |
| 0000 10110 10155 10190 10210 10265 10275 10295 10310 10355 10410 10420 10430 10510 10512 10255 | Specialties Visual Display Boards Toilet Compartments Cubicles Louvers & Vents Corner Guards Access Flooring Pest Control Fireplaces Flagpoles Directories Plaques Signage Lockers Tenant Storage Fire Extinguishers | | - 1 - 1 - 1 - - 1 - 1 - 1 - 4 | sf Is ea ea sf Is ea ea ea ea ea Is ea ea | - - - - - - - - - - - - - - - - - - - | 2,023 - - - - - - - - - - - - - - - - - - - | |
| 10000 10110 10155 10190 10210 10265 10275 10295 10310 10355 10410 10420 10430 10510 10525 10536 | Specialties Visual Display Boards Toilet Compartments Cubicles Louvers & Vents Corner Guards Access Flooring Pest Control Fireplaces Flagpoles Directories Plaques Signage Lockers Tenant Storage Fire Extinguishers Awnings | | - 1 - 1 - 1 - - 1 - 1 - 1 - 1 1 - 4 1 | sf Is ea ea sf Is ea ea ea ea Is ea ea Is s | - - - - - - - - - - - - - - - - - - - | 2,023 - - - - - - - - - - - - - - - - - - - | |
| 10000 10110 10155 10190 10210 10265 10275 10295 10310 10355 10410 10420 10430 10510 10525 10536 10555 | Specialties Visual Display Boards Toilet Compartments Cubicles Louvers & Vents Corner Guards Access Flooring Pest Control Fireplaces Flagpoles Directories Plaques Signage Lockers Tenant Storage Fire Extinguishers Awnings Mailboxes | | - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 | sf Is ea ea sf Is ea ea ea ea ea Is ea ea Is ea | - - - - - - - - - - - - - - - - - - - | 2,023 - - - - - - - - - - - - - - - - - - - | |
| 10000 10110 10155 10190 10210 10265 10275 10295 10310 10355 10410 10420 10430 10510 10525 10536 10555 10610 | Specialties Visual Display Boards Toilet Compartments Cubicles Louvers & Vents Corner Guards Access Flooring Pest Control Fireplaces Flagpoles Directories Plaques Signage Lockers Tenant Storage Fire Extinguishers Awnings Mailboxes Wire Mesh Partitions | | - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 | sf Is ea ea sf Is ea ea ea ea Is ea ls ea ls ea ls ea ls | - - - - - - - - - - - - - - - - - - - | 2,023 - - - - - - - - - - - - - - - - - - - | |
| 10000 10110 10155 10190 10210 10265 10275 10295 10310 10355 10410 10420 10430 10512 10525 10536 10555 10610 10620 | Specialties Visual Display Boards Toilet Compartments Cubicles Louvers & Vents Corner Guards Access Flooring Pest Control Fireplaces Flagpoles Directories Plaques Signage Lockers Tenant Storage Fire Extinguishers Awnings Mailboxes Wire Mesh Partitions Folding Gates | | - 1 - 1 - 1 - 1 - 1 1 - 1 1 1 1 1 | sf Is ea ea sf Is ea ea ea ea ea Is ea Is ea Is s | - - - - - - - - - - - - - - - - - - - | 2,023 - - - - - - - - - - - - - - - - - - - | |
| 10000 10110 10155 10190 10210 10265 10275 10295 10310 10355 10410 10420 10430 10510 10525 10536 10555 10610 10620 10630 | Specialties Visual Display Boards Toilet Compartments Cubicles Louvers & Vents Corner Guards Access Flooring Pest Control Fireplaces Flagpoles Directories Plaques Signage Lockers Tenant Storage Fire Extinguishers Awnings Mailboxes Wire Mesh Partitions Folding Gates Demountable Partitions | | - 1 - 1 - 1 - 1 - 1 1 - 1 1 1 1 1 | sf Is ea ea sf Is ea ea ea ea Is ea Is ea Is ea sf S | - - - - - - - - - - - - - - - - - - - | 2,023 - - - - - - - - - - - - - - - - - - - | |
| 10000 10110 10155 10190 10210 10265 10275 10295 10310 10355 10410 10420 10430 10510 10525 10536 10555 10610 10620 10630 10650 | Specialties Visual Display Boards Toilet Compartments Cubicles Louvers & Vents Corner Guards Access Flooring Pest Control Fireplaces Flagpoles Directories Plaques Signage Lockers Tenant Storage Fire Extinguishers Awnings Mailboxes Wire Mesh Partitions Folding Gates Demountable Partitions Operable Partitions | | - - - - 1 - - - - 1 - - 1 - - 1 1 - 1 1 - 1 1 - | sf Is ea ea sf Is ea ea ea ea Is ea Is ea Is ea sf sf sf | - - - - - - - - - - - - - - - - - - - | 2,023 - - - - - - - - - - - - - - - - - - - | |
| 10000 10110 10155 10190 10210 10265 10275 10295 10310 10355 10410 10420 10430 10512 10525 10536 10555 10610 10620 10630 10650 10755 | Specialties Visual Display Boards Toilet Compartments Cubicles Louvers & Vents Corner Guards Access Flooring Pest Control Fireplaces Flagpoles Directories Plaques Signage Lockers Tenant Storage Fire Extinguishers Awnings Mailboxes Wire Mesh Partitions Folding Gates Demountable Partitions Operable Partitions Telephone Specialities | | - - - - 1 - - - - 1 - - - 1 - - 1 - 1 - | sf Is ea ea sf Is ea ea ea ea Is ea Is ea Is ea sf sf sf sf | - - - - - - - - - - - - - - - - - - - | 2,023 - - - - - - - - - - - - - - - - - - - | |
| 10000 10110 10155 10190 10210 10265 10275 10295 10310 10355 10410 10420 10430 10512 10525 10555 10610 10620 10630 10650 10755 10810 | SpecialtiesVisual Display BoardsToilet CompartmentsCubiclesLouvers & VentsCorner GuardsAccess FlooringPest ControlFireplacesFlagpolesDirectoriesPlaquesSignageLockersTenant StorageFire ExtinguishersAwningsMailboxesWire Mesh PartitionsFolding GatesDemountable PartitionsCoperable PartitionsTelephone SpecialitiesToilet & Bath Acc'sry | | - - - - - 1 - - - - 1 - - - 1 - - 1 - 1 | sf Is ea ea sf Is ea ea ea ea Is ea Is ea sf sf sf sf ea Is | - - - - - - - - - - - - - - - - - - - | 2,023 - - - - - - - - - - - - - - - - - - - | |
| 10000 10110 10155 10190 10210 10265 10275 10295 10310 10355 10410 10420 10430 10510 10525 10555 10610 10620 10630 10650 10755 10810 10910 | SpecialtiesVisual Display BoardsToilet CompartmentsCubiclesLouvers & VentsCorner GuardsAccess FlooringPest ControlFireplacesFlagpolesDirectoriesPlaquesSignageLockersTenant StorageFire ExtinguishersAwningsMailboxesWire Mesh PartitionsFolding GatesDemountable PartitionsCloset Shelving | | - - - - - - - - - - - - - - - - - - 1 - - - - - - - - 1 - | sf Is ea ea sf Is ea ea ea ea Is ea Is ea sf sf sf ea Is sf sf Is | - - - - - - - - - - - - - - - - - - - | 2,023 - - - - - - - - - - - - - - - - - - - | |
| 10000 10110 10155 10190 10210 10265 10275 10295 10310 10355 10410 10420 10430 10512 10525 10630 10650 10755 10810 10910 10995 | SpecialtiesVisual Display BoardsToilet CompartmentsCubiclesLouvers & VentsCorner GuardsAccess FlooringPest ControlFireplacesFlagpolesDirectoriesPlaquesSignageLockersTenant StorageFire ExtinguishersAwningsMailboxesWire Mesh PartitionsFolding GatesDemountable PartitionsCiperable PartitionsTelephone SpecialitiesToilet & Bath Acc'sryCloset ShelvingOther Misc. Specialities | | - - - - - - - - - - - - - - - - - - - | sf Is ea ea ea ea ea ea ea Is ea Is ea Is sf Sf ea Is sf Is ea Is Is f Sf Sf ea ea ea ea ea ea ea ea ea ea ea ea ea | - - - - - - - - - - - - - - - - - - - | 2,023 - - - - - - - - - - - - - - - - - - - | |
| 10000 10110 10155 10190 10210 10265 10275 10295 10310 10355 10410 10420 10430 10512 10525 10610 10620 10630 10650 10755 10810 10995 | Specialties Visual Display Boards Toilet Compartments Cubicles Louvers & Vents Corner Guards Access Flooring Pest Control Fireplaces Flagpoles Directories Plaques Signage Lockers Tenant Storage Fire Extinguishers Awnings Mailboxes Wire Mesh Partitions Folding Gates Demountable Partitions Coperable Partitions Telephone Specialities Toilet & Bath Acc'sry Closet Shelving Other Misc. Specialities | | - 1 - - - - - - - - - - - 1 - - - - 1 - - - 1 - - - - 1 - - - - - 1 - | sf Is ea ea sf Is ea ea ea ea ea Is ea Is sf sf ea Is sf sf ea Is Is sf sf - | - - - - - - - - - - - - - - - - - - - | 2,023 - - - - - - - - - - - - - - - - - - - | |
| 10000 10110 10155 10190 10210 10265 10275 10295 10310 10355 10410 10420 10430 10510 10525 10536 10555 10610 10620 10630 10650 10755 10810 10995 110000 Equation 1010910 | Specialties Visual Display Boards Toilet Compartments Cubicles Louvers & Vents Corner Guards Access Flooring Pest Control Fireplaces Flagpoles Directories Plaques Signage Lockers Tenant Storage Fire Extinguishers Awnings Mailboxes Wire Mesh Partitions Folding Gates Demountable Partitions Operable Partitions Toilet & Bath Acc'sry Closet Shelving Other Misc. Specialities | | - 1 - - - - - - - - - - - 1 - - - 1 - - - 1 - - - 1 - - - 1 - | sf Is ea ea sf Is ea ea ea ea ea Is ea Is ea Is sf sf sf ea Is Is Is Is - | - - - - - - - - - - - - - - - - - - - | 2,023 - - - - - - - - - - - - - - - - - - - | |
| 10000 10110 10155 10190 10210 10265 10275 10295 10310 10355 10410 10420 10430 10510 10525 10536 10555 10610 10620 10630 10655 10810 10995 110000 11015 | Specialties Visual Display Boards Toilet Compartments Cubicles Louvers & Vents Corner Guards Access Flooring Pest Control Fireplaces Flagpoles Directories Plaques Signage Lockers Tenant Storage Fire Extinguishers Awnings Mailboxes Wire Mesh Partitions Folding Gates Demountable Partitions Operable Partitions Telephone Specialities Toilet & Bath Acc'sry Closet Shelving Other Misc. Specialities | | - 1 - - - - - - - - - - - 1 - - - - 1 - - - - 1 - - - - 1 - | sf Is ea ea sf Is ea ea ea ea ea Is ea ea Is sf sf sf sf sf sf is Is Is Is Is | - - - - - - - - - - - - - - - - - - - | 2,023 - - - - - - - - - - - - - - - - - - - | |
| 10000 10110 10155 10210 10265 10275 10295 10310 10355 10410 10420 10430 10512 10525 10620 10630 10650 10755 10810 10995 110000 Equation 11015 11065 | Specialties Visual Display Boards Toilet Compartments Cubicles Louvers & Vents Corner Guards Access Flooring Pest Control Fireplaces Flagpoles Directories Plaques Signage Lockers Tenant Storage Fire Extinguishers Awnings Mailboxes Wire Mesh Partitions Folding Gates Demountable Partitions Operable Partitions Telephone Specialities Toilet & Bath Acc'sry Closet Shelving Other Misc. Specialities Toilet & Deter Equipment | | - 1 - - - - - - - - - - - - - 1 - - - - | sf Is ea ea sf Is ea ea ea ea ea ea Is ea Is sf sf sf ea Is Is Is Is Is Is Is Is Is ea | - - - - - - - - - - - - - - - - - - - | 2,023 - - - - - - - - - - - - - | |
| 10000 10110 10155 10210 10225 10275 10295 10310 10355 10410 10420 10430 10512 10525 10620 10630 10650 10755 10810 10995 10000 Equation 11015 11065 11115 | Specialties Visual Display Boards Toilet Compartments Cubicles Louvers & Vents Corner Guards Access Flooring Pest Control Fireplaces Flagpoles Directories Plaques Signage Lockers Tenant Storage Fire Extinguishers Awnings Mailboxes Wire Mesh Partitions Folding Gates Demountable Partitions Telephone Specialities Toilet & Bath Acc'sry Closet Shelving Other Misc. Specialities | | - 1 - - - - 1 - - - - - 1 - - - 1 - - 1 - - - 1 - - - 1 - - - 1 1 - - - - 1 1 - - - - - - 1 1 - | sf Is ea ea sf Is ea ea ea ea ea ea ea Is ea Is sf sf sf sf sf sf sf Is Is Is Is Is ea ea ea ea ea ea ea ea ea ea ea ea ea | - - - - - - - - - - - - - - - - - - - | 2,023 - - - - - - - - - - - - - | |
| 10000 10110 10155 10190 10210 10255 10275 10295 10310 10355 10410 10420 10430 10512 10525 10630 10650 10755 10810 10995 110910 10995 | Specialties Visual Display Boards Toilet Compartments Cubicles Louvers & Vents Corner Guards Access Flooring Pest Control Fireplaces Flagpoles Directories Plaques Signage Lockers Tenant Storage Fire Extinguishers Awnings Mailboxes Wire Mesh Partitions Folding Gates Demountable Partitions Operable Partitions Toilet & Bath Acc'sry Closet Shelving Other Misc. Specialities Toilet & Belving Other Misc. Specialities | | - 1 - - - 1 - - - - - - 1 - - - 1 - - - 1 - - - 1 - - - 1 - - - - 1 - - - - 1 - | sf Is ea ea ea ea ea ea ea ea ea Is ea Is Is Sf sf ea Is Is Is Is Is Is Is Is Is Is ea | - - - - - - - - - - - - - - - - - - - | 2,023 - - - - - - - - - - - - - - - - - - - | |

| No 1 | | Conceptual | _otimate | | | Duit. | : 2: 0: 2 |
|---|---|-------------------|--|--|---|---|---------------|
| NO. 1 | | | | | | | |
| /# | Division | Misc. Information | Quant | Unit | Unit Cost | Subtotal | |
| 1172 | Waste Compactors | | 1 | ls | - | - | |
| 1175 | Trash Chutes | | 1 | ls | - | - | |
| ເດດ | Food Service Fauin | | | | | _ | |
| 1405 | Food Service Equip | | 1 | ls | - | - | |
| 150 | Residential Annliances | | | | | _ | |
| 1452 | Residential Appliances | | 4 | unit | - | - | |
|)00 Fur | nishings | | | | | | 11,0 |
| 800 | Cabinets | | | | | 780 | |
| 2350 | Manufactured Casework | | 1 | ls | - | - | |
| 2370 | Residential Cabinets | | 4 | unit | _ | - | |
| 2380 | Countertops | | 12 | sf | 65.00 | 780 | |
| 2000 | oounicitops | | 12 | 51 | 00.00 | 100 | |
| 500 | Window Treatment | | 4 0 2 2 | -6 | 10.00 | 10,227 | |
| 2550 | window Treatment | | 1,023 | SI | 10.00 | 10,227 | |
| i00 | Entrance Mats | | | | | - | |
|)00 Spe | cial Construction | | | | | | |
| 000 | Special Construction | | | | | - | |
| 3125 | Pre-Engineenred Structures | | | | | | |
| 5125 | • | | 1 | IS | - | - | |
| 3155 | Aquatic Facilities | | 1 1 | ls Is | - | - | |
| 3155 3999 | Aquatic Facilities Misc Special Const. | | 1 1 1 | ls Is Is | - | - - - | |
| 3155 3999)00 Cor | Aquatic Facilities Misc Special Const. | | 1 1 1 | is Is Is | - - - | - - - | |
| 3155 3999 000 Con | Aquatic Facilities Misc Special Const. | | 1 1 | is Is Is | - | - - - - | |
| 3155 3999 000 Cor 000 4110 | Aquatic Facilities Misc Special Const. New York Systems Conveying Systems Dumbwaiters | | 1 | IS IS IS | - | - - - - - - | |
| 3155 3999 000 Cor 000 4110 4210 | Aquatic Facilities Misc Special Const. New York Systems Conveying Systems Dumbwaiters Elevators | | 1 1 1 1 1 - | IS IS IS IS Stps | - - - - - | - - - - - - - - - - - | |
| 3155 3999 000 Cor 000 4110 4210 4310 | Aquatic Facilities Misc Special Const. Neying Systems Conveying Systems Dumbwaiters Elevators Escalators | | 1 1 1 1 1 - 1 | IS IS IS IS Stps IS | - - - - - | - - - - - - - - - - - - - - | |
| 3155 3999 000 Cor 000 4110 4210 4310 4410 | Aquatic Facilities Misc Special Const. Neying Systems Conveying Systems Dumbwaiters Elevators Escalators Lifts | | 1 1 1 1 - 1 1 1 | IS IS IS IS Stps IS IS IS | - - - - - | - - - - - - - - - - - - | |
| 000 Cor 000 Cor 000 4110 4210 4310 4410 4510 | Aquatic Facilities Misc Special Const. The conveying Systems Conveying Systems Dumbwaiters Elevators Escalators Lifts Material Handling | | 1 1 1 1 - 1 1 1 1 1 | IS IS IS IS Stps IS IS IS IS IS | - - - - - - - - - - - - - - - - - | - - - - - - - - - - - - - - - - | |
| 3155 3999 000 Cor 000 4110 4210 4310 4410 4510 4565 | Aquatic Facilities Misc Special Const. The conveying Systems Conveying Systems Dumbwaiters Elevators Escalators Lifts Material Handling Linen Chute | | 1 1 1 1 - 1 1 1 1 1 1 1 1 | IS IS IS IS Stps IS IS IS IS IS IS IS IS | | - - - - - - - - - - - - - - - - - - - | |
| 3125 3999 000 Cor 000 4110 4210 4310 4410 4510 4565 | Aquatic Facilities Misc Special Const. The conveying Systems Conveying Systems Dumbwaiters Elevators Escalators Lifts Material Handling Linen Chute Chanical | | 1 1 1 1 - 1 1 1 1 1 1 1 | IS IS IS IS Stps IS IS IS IS | | | 113,4 |
| 3155 3999 000 Cor 000 4110 4210 4310 4410 4510 4565 000 Mec 200 | Aquatic Facilities Misc Special Const. Treveying Systems Conveying Systems Dumbwaiters Elevators Escalators Lifts Material Handling Linen Chute Chanical Insulation | | 1 1 1 1 - 1 1 1 1 1 1 | IS IS IS IS IS IS IS IS IS IS IS IS | - - - - - - - - - - - - | | 113,4 |
| 3155 3999 000 Cor 000 4110 4210 4310 4410 4510 4565 000 000 5210 | Aquatic Facilities Misc Special Const. Treveying Systems Conveying Systems Dumbwaiters Elevators Escalators Lifts Material Handling Linen Chute Chanical Insulation Mechanical Insulation | | 1 1 1 1 - 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 | IS IS IS IS Stps IS IS IS IS St | | - - - - - - - - - - - - | 113,4 |
| 3125 3155 3999 000 Cor 000 4110 4210 4310 4410 4510 4565 000 Mec 200 5210 | Aquatic Facilities Misc Special Const. Treveying Systems Conveying Systems Dumbwaiters Elevators Escalators Lifts Material Handling Linen Chute Chanical Mechanical Insulation Mechanical Insulation | | 1 1 1 1 - 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 | IS IS IS IS Stps IS IS IS IS Sf | | - - - - - - - - - - - - - - | 113,4 |
| 3125 3155 3999 000 Cor 000 4110 4210 4310 4410 4510 4565 000 Mec 200 5210 | Aquatic Facilities Misc Special Const. Treveying Systems Conveying Systems Dumbwaiters Elevators Escalators Lifts Material Handling Linen Chute Chanical Mechanical Insulation Mechanical Insulation Mechanical Insulation | | 1 1 1 1 - 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 | IS IS IS IS Stps IS IS IS IS IS Sf | | - - - - - - - - - - - - - - - - | <u>113,</u> 4 |
| 3125 3155 3999 000 Cor 000 4110 4210 4310 4410 4510 4565 000 5210 300 | Aquatic Facilities Misc Special Const. Treveying Systems Conveying Systems Dumbwaiters Elevators Escalators Lifts Material Handling Linen Chute Chanical Mechanical Insulation Mechanical Insulation Mechanical Insulation Mechanical Insulation | | 1 1 1 1 - 1 1 1 1 1 1 1 1 1 462 | IS IS IS IS IS IS IS IS IS IS IS IS IS I | - - - - - - - - - - - - - - - - | - - - - - - - - - - - - - - - - - - - | |
| 3125 3155 3999 000 Cor 000 4110 4210 4310 4410 4510 4565 000 Mec 200 5210 | Aquatic Facilities Misc Special Const. Treeying Systems Conveying Systems Dumbwaiters Elevators Escalators Lifts Material Handling Linen Chute Chanical Mechanical Insulation Mechanical Insulation Mechanical Insulation Mechanical Insulation | | 1 1 1 1 - 1 1 1 1 1 1 1 1 462 1,462 | IS IS IS IS IS IS IS IS IS IS IS IS IS I | - - - - - - - - - - - - - - - - - - - | - - - - - - - - - - - - - - - - - - - | |
| 3125 3155 3999 000 Cor 4110 4210 4310 4410 4510 4565 000 Mec 200 5210 | Aquatic Facilities Misc Special Const. Treveying Systems Conveying Systems Dumbwaiters Elevators Escalators Lifts Material Handling Linen Chute Chanical Mechanical Insulation Mechanical Insulation Mechanical Insulation Mechanical Insulation | | 1 1 1 1 - 1 1 1 1 1 1 1 1 1 462 1,462 | IS IS IS IS IS IS IS IS IS IS IS IS IS I | - - - - - - - - - - - - - - - - - - - | - - - - - - - - - - - - - - - - - - - | |
| 3125 3155 3999 000 Cor 000 4110 4210 4310 4410 4510 4565 000 5210 300 | Aquatic Facilities Misc Special Const. Treeying Systems Conveying Systems Dumbwaiters Elevators Escalators Lifts Material Handling Linen Chute Chanical Mechanical Insulation Mechanical Insulation Mechanical Insulation Fire Protection Lump Sum Quotation All In - NFPA 13R System Fire Sprinkler Dog House Fire Sprinklers Crawl Space Fire Sprinklers Soffit Area | | | IS IS IS IS IS IS IS IS IS IS IS IS IS I | - - - - - - - - - - - - - - - - - - - | - - - - - - - - - - - - - - - - - - - | |
| 3125 3155 3999 000 Cor 000 4110 4210 4310 4410 4510 455 000 5210 300 | Aquatic Facilities Misc Special Const. Neveying Systems Conveying Systems Dumbwaiters Elevators Escalators Lifts Material Handling Linen Chute Chanical Mechanical Insulation Mechanical Insulation Mechanical Insulation Fire Protection Lump Sum Quotation All In - NFPA 13R System Fire Sprinkler Dog House Fire Sprinklers Crawl Space Fire Sprinklers Soffit Area Underground in Building | | | IS IS IS IS IS IS IS IS IS IS IS IS IS I | - - - - - - - - - - - - - - - - - - - | - - - - - - - - - - - - - - - - - - - | |
| 3125 3155 3999 000 Cor 4110 4210 4310 4410 4510 4565 100 Mec 00 5210 00 | Aquatic Facilities Misc Special Const. Neveying Systems Conveying Systems Dumbwaiters Elevators Escalators Lifts Material Handling Linen Chute Chanical Mechanical Insulation Mechanical Insulation Mechanical Insulation Fire Protection Lump Sum Quotation All In - NFPA 13R System Fire Sprinkler Dog House Fire Sprinklers Crawl Space Fire Sprinklers Soffit Area Underground in Building Vault | | | IS IS IS Stps IS IS IS IS IS IS IS IS IS IS IS IS IS | - - - - - - - - - - - - - - - - - - - | - - - - - - - - - - - - - - - - - - - | <u>113,</u> |

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|--|---|---|---|---|--|---|---------|
| st. No. 1 | | | | | | | |
| Div # | Division | Misc. Information | Quant | Unit | Unit Cost | Subtotal | Tota |
| | Stand Pipes | | - | NA | | - | |
| | Design Build Fee's & Permits | | - | NA | | - | |
| 15400 | Plumbing | | | | | 35 000 | |
| 10400 | Lump Sum Quotation | | 1 | ls | - | - | |
| | Plumbing | | 1 | ls | 35,000 | 35,000 | |
| | Gas Lines | | - | NA | _ | _ | |
| | Tub Liners | | - | NA | - | - | |
| | Radon System | | - | NA | - | - | |
| | Design Build Fee's & Permits | | 1 | NA | - | - | |
| | | | | | | | |
| 15500 | Lump Sum Quotation | | 1 | ls | - | 44,000 | |
| | Cove Electrical Heaters | | 1 | ls | 44,000 | 44,000 | |
| | Air Conditioning | Excluded | - | ea | - | - | |
| | Temporary Heating - Gas Monthly Fee (H) | /AC use) | - | mo | - | - | |
| | Temporary Heating - Gas usage (HVAC us | se) | - | mo | - | - | |
| | Design Build Fee's & Permits | | 1 | NA | - | - | |
| 15900 | Controls Lump Sum Quotation | | 1 | ls | - | - | |
| | Temperature Controls | | 1 | ls | - | - | |
| 16000 Elect | trical | | | | | | 140,461 |
| | | | | | | | |
| 16200 | Underground Dist. | Excluded | 1 | le | | - | |
| 16200 | Underground Dist. New Service Panel Service Entrance | Excluded | 1 | ls Is | - - - | - - - | |
| 16200 | Underground Dist. New Service Panel Service Entrance Site Lighting | Excluded | 1 1 1 1 | ls Is Is | - - - - | - - - - | |
| 16200 | Underground Dist. New Service Panel Service Entrance Site Lighting Vaults & Boxes | Excluded | 1 1 1 1 1 | ls Is Is Is | - - - - - - | - - - - - - | |
| 16200 | Underground Dist. New Service Panel Service Entrance Site Lighting Vaults & Boxes | Excluded | 1 1 1 1 1 | ls Is Is Is | - - - - - | - - - - - | |
| <u>16200</u> 16400 | Underground Dist. New Service Panel Service Entrance Site Lighting Vaults & Boxes Service & Bldg Wiring | Excluded | 1 | Is Is Is Is | | - - - - - - - - - - | |
| <u>16200</u> 16400 | Underground Dist. New Service Panel Service Entrance Site Lighting Vaults & Boxes Service & Bldg Wiring Lump Sum Quotation | Excluded | 1 1 1 1 1 1 | Is Is Is Is | - - - - 105,403 | - - - - - - 105,403 105,403 | |
| <u>16200</u> 16400 | Underground Dist. New Service Panel Service Entrance Site Lighting Vaults & Boxes Service & Bldg Wiring Lump Sum Quotation Cove Electrical Heaters Emergency Generator | Excluded | 1 1 1 1 1 1 - 1 | Is Is Is Is Inicuded A NA | - - - - 105,403 bove | - - - - - - - 105,403 - - | |
| <u>16200</u> 16400 | Underground Dist. New Service Panel Service Entrance Site Lighting Vaults & Boxes Service & Bldg Wiring Lump Sum Quotation Cove Electrical Heaters Emergency Generator Exhaust Venting | Excluded | 1 1 1 1 1 1 - 1 1 1 | Is Is Is Is Inicuded A NA NA | - - - - 105,403 bove - - | - - - - - - - - 105,403 - - - - | |
| <u>16200</u> <u>16400</u> | Underground Dist. New Service Panel Service Entrance Site Lighting Vaults & Boxes Service & Bldg Wiring Lump Sum Quotation Cove Electrical Heaters Emergency Generator Exhaust Venting Low Voltage Tank Monitor | Excluded For Emergency Generator For Emergency Generator | 1 1 1 1 1 1 - 1 1 1 1 | Is Is Is Is Incuded A NA NA NA | - - - - - 105,403 bove - - - | - - - - - - - - 105,403 - - - - - - | |
| <u>16200</u> <u>16400</u> | Underground Dist. New Service Panel Service Entrance Site Lighting Vaults & Boxes Service & Bldg Wiring Lump Sum Quotation Cove Electrical Heaters Emergency Generator Exhaust Venting Low Voltage Tank Monitor Tank Venting | Excluded For Emergency Generator For Emergency Generator For Emergency Generator For Emergency Generator | 1 1 1 1 1 1 - 1 1 1 1 1 1 | Is Is Is Is Incuded A NA NA NA NA NA | - - - - - - 105,403 bove - - - - - | - - - - - - - 105,403 - - - - - - - - - | |
| <u>16200</u> <u>16400</u> | Underground Dist. New Service Panel Service Entrance Site Lighting Vaults & Boxes Service & Bldg Wiring Lump Sum Quotation Cove Electrical Heaters Emergency Generator Exhaust Venting Low Voltage Tank Monitor Tank Venting Transfer switch | Excluded For Emergency Generator For Emergency Generator For Emergency Generator For Emergency Generator For Emergency Generator | 1 1 1 1 1 1 - 1 1 1 1 1 1 1 | Is Is Is Is Incuded A NA NA NA NA | - - - - - - - 105,403 bove - - - - - - - - - - - | - - - - - - - 105,403 - - - - - - - - - - - - - - - - - - - | |
| <u>16200</u> | Underground Dist. New Service Panel Service Entrance Site Lighting Vaults & Boxes Service & Bldg Wiring Lump Sum Quotation Cove Electrical Heaters Emergency Generator Exhaust Venting Low Voltage Tank Monitor Tank Venting Transfer switch Engineering Fees | Excluded For Emergency Generator For Emergency Generator For Emergency Generator For Emergency Generator For Emergency Generator For Emergency Generator | 1 1 1 1 1 1 - 1 1 1 1 1 1 1 1 1 | Is Is Is Is Inicuded A NA NA NA NA NA NA NA NA NA | - - - - - - 105,403 bove - - - - - - - - - - - - - | - - - - - - - 105,403 - - - - - - - - - - - - - - - - - - - | |
| 16200 | Underground Dist. New Service Panel Service Entrance Site Lighting Vaults & Boxes Service & Bldg Wiring Lump Sum Quotation Cove Electrical Heaters Emergency Generator Exhaust Venting Low Voltage Tank Monitor Tank Venting Transfer switch Engineering Fees Design Build Fee's & Permits | Excluded For Emergency Generator For Emergency Generator For Emergency Generator For Emergency Generator For Emergency Generator For Emergency Generator | 1 1 1 1 1 1 - 1 1 1 1 1 1 1 1 1 1 1 | Is Is Is Is Inlcuded A NA NA NA NA NA NA NA | - - - - - - 105,403 bove - - - - - - - - - - - - - - - - - - - | - - - - - - - 105,403 - - - - - - - - - - - - - - - - - - - | |
| <u>16200</u> <u>16400</u> | Underground Dist. New Service Panel Service Entrance Site Lighting Vaults & Boxes Service & Bldg Wiring Lump Sum Quotation Cove Electrical Heaters Emergency Generator Exhaust Venting Low Voltage Tank Monitor Tank Venting Transfer switch Engineering Fees Design Build Fee's & Permits | Excluded For Emergency Generator For Emergency Generator For Emergency Generator For Emergency Generator For Emergency Generator For Emergency Generator | 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 | IS IS IS IS Inicuded A NA NA NA NA NA NA NA NA | - - - - 105,403 bove - - - - - - - - - - - - - - - - - - - | - - - - - - - 105,403 - - - - - - - - - - - - - - - - - - - | |
| <u>16200</u> <u>16400</u> <u>16500</u> | Underground Dist. New Service Panel Service Entrance Site Lighting Vaults & Boxes Service & Bldg Wiring Lump Sum Quotation Cove Electrical Heaters Emergency Generator Exhaust Venting Low Voltage Tank Monitor Tank Venting Transfer switch Engineering Fees Design Build Fee's & Permits | Excluded For Emergency Generator For Emergency Generator For Emergency Generator For Emergency Generator For Emergency Generator | 1 1 1 1 1 1 - 1 1 1 1 1 1 1 1 1 1 1 | IS IS IS IS Inlcuded A NA NA NA NA NA NA NA SA SA SA SA SA SA SA SA SA SA SA SA SA | - - - - - - - - - - - - - - - - - - - | - - - - - - - - - - - - - - - - - - - | |
| <u>16200</u> <u>16400</u> <u>16500</u> | Underground Dist. New Service Panel Service Entrance Site Lighting Vaults & Boxes Service & Bldg Wiring Lump Sum Quotation Cove Electrical Heaters Emergency Generator Exhaust Venting Low Voltage Tank Monitor Tank Venting Transfer switch Engineering Fees Design Build Fee's & Permits Lighting Lump Sum Quotation Lighting Lump Sum Quotation Light Fixtures - Units | Excluded For Emergency Generator For Emergency Generator For Emergency Generator For Emergency Generator For Emergency Generator | 1 1 1 1 1 1 - 1 1 1 1 1 1 1 1 1 1 1 1 | IS IS IS IS Inlcuded A NA NA NA NA NA NA NA SA SA SA SA SA SA SA SA SA SA SA SA SA | - - - - - - - - - - - - - - - - - - - | - - - - - - - - - - - - - - - - - - - | |
| <u>16200</u> <u>16400</u> <u>16500</u> | Underground Dist. New Service Panel Service Entrance Site Lighting Vaults & Boxes Service & Bldg Wiring Lump Sum Quotation Cove Electrical Heaters Emergency Generator Exhaust Venting Low Voltage Tank Monitor Tank Venting Transfer switch Engineering Fees Design Build Fee's & Permits Lump Sum Quotation Light Fixtures - Units Light Fixtures Allowance - Common Area | Excluded For Emergency Generator | | IS IS IS IS IS Inicuded A NA NA NA NA NA NA SA SA SA SA SA SA SA SA SA SA SA SA SA | - - - - - - - - - - - - - - - - - - - | - - - - - - - - - - - - - - - - - - - | |
| <u>16200</u> <u>16400</u> <u>16500</u> | Underground Dist. New Service Panel Service Entrance Site Lighting Vaults & Boxes Service & Bldg Wiring Lump Sum Quotation Cove Electrical Heaters Emergency Generator Exhaust Venting Low Voltage Tank Monitor Tank Venting Transfer switch Engineering Fees Design Build Fee's & Permits Lump Sum Quotation Lighting Lump Sum Quotation Light Fixtures - Units Light Fixtures Allowance - Common Area | Excluded For Emergency Generator For Emergency Generator For Emergency Generator For Emergency Generator For Emergency Generator | | IS IS IS IS IS INICUDED A NA NA NA NA NA NA SA SA S S S S S | - - - - - - - - - - - - - - - - - - - | - - - - - - - - - - - - - - - - - - - | |
| 16200 16400 16500 | Underground Dist. New Service Panel Service Entrance Site Lighting Vaults & Boxes Service & Bldg Wiring Lump Sum Quotation Cove Electrical Heaters Emergency Generator Exhaust Venting Low Voltage Tank Monitor Tank Venting Transfer switch Engineering Fees Design Build Fee's & Permits Lump Sum Quotation Lighting Lump Sum Quotation Light Fixtures - Units Light Fixtures Allowance - Common Area | Excluded For Emergency Generator For Emergency Generator For Emergency Generator For Emergency Generator For Emergency Generator | | IS IS IS IS IS Inicuded A NA NA NA NA NA NA SA SA S S S S S S S | - - - - - - - - - - - - - - - - - - - | - - - - - - - - - - - - - - - - - - - | |
| <u>16200</u> <u>16400</u> <u>16500</u> <u>16700</u> | Underground Dist. New Service Panel Service Entrance Site Lighting Vaults & Boxes Service & Bldg Wiring Lump Sum Quotation Cove Electrical Heaters Emergency Generator Exhaust Venting Low Voltage Tank Monitor Tank Venting Transfer switch Engineering Fees Design Build Fee's & Permits Lump Sum Quotation Lighting Lump Sum Quotation Light Fixtures - Units Light Fixtures Allowance - Common Area Systems Lump Sum Quotation Communication Communication Communication Communication | Excluded For Emergency Generator | | IS IS IS IS IS InIcuded A NA NA NA NA NA NA SA SA SA SA SA SA SA SA SA SA SA SA SA | - - - - - - - - - - - - - - - - - - - | - - - - - - - - - - - - - - - - - - - | |
| 16200 16400 16500 | Underground Dist. New Service Panel Service Entrance Site Lighting Vaults & Boxes Service & Bldg Wiring Lump Sum Quotation Cove Electrical Heaters Emergency Generator Exhaust Venting Low Voltage Tank Monitor Tank Venting Transfer switch Engineering Fees Design Build Fee's & Permits Lump Sum Quotation Lighting Lump Sum Quotation Light Fixtures - Units Light Fixtures Allowance - Common Area Systems Lump Sum Quotation Communication Systems Eire Alarm | Excluded For Emergency Generator Included Above In Electrical | | IS IS IS IS IS Inicuded A NA NA NA NA NA NA NA SA SA SA SA SA SA SA SA SA SA SA SA SA | - - - - - - - - - - - - - - - - - - - | - - - - - - - - - - - - - - - - - - - | |
| 16200 16400 16500 | Underground Dist. New Service Panel Service Entrance Site Lighting Vaults & Boxes Service & Bldg Wiring Lump Sum Quotation Cove Electrical Heaters Emergency Generator Exhaust Venting Low Voltage Tank Monitor Tank Venting Transfer switch Engineering Fees Design Build Fee's & Permits Lump Sum Quotation Lighting Lump Sum Quotation Light Fixtures - Units Light Fixtures Allowance - Common Area Systems Lump Sum Quotation Communication Systems Fire Alarm CO detectors / alarm | Excluded For Emergency Generator Included Above In Electrical | 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 | IS IS IS IS IS Inicuded A NA NA NA NA NA NA NA SA SIS IS IS IS IS IS IS IS | - - - - - - - - - - - - - - - - - - - | - - - - - - - - - - - - - - - - - - - | |
| 16200 16400 16500 16500 | Underground Dist. New Service Panel Service Entrance Site Lighting Vaults & Boxes Service & Bldg Wiring Lump Sum Quotation Cove Electrical Heaters Emergency Generator Exhaust Venting Low Voltage Tank Monitor Tank Venting Transfer switch Engineering Fees Design Build Fee's & Permits Lump Sum Quotation Lighting Lump Sum Quotation Light Fixtures - Units Light Fixtures Allowance - Common Area Systems Lump Sum Quotation Communication Systems Fire Alarm CO detectors / alarm Talevision | Excluded For Emergency Generator Included Above In Electrical | 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 | Is Is Is Is Inlouded A NA NA NA NA NA NA NA S Is Is Is Is Is Is Is Is Is Is Is | - - - - - - - - - - - - - - - - - - - | - - - - - - - - - - - - - - - - - - - | |
| 16200 16400 16500 | Underground Dist. New Service Panel Service Entrance Site Lighting Vaults & Boxes Service & Bldg Wiring Lump Sum Quotation Cove Electrical Heaters Emergency Generator Exhaust Venting Low Voltage Tank Monitor Tank Venting Transfer switch Engineering Fees Design Build Fee's & Permits Lump Sum Quotation Lighting Lump Sum Quotation Light Fixtures - Units Light Fixtures Allowance - Common Area Systems Lump Sum Quotation Communication Systems Fire Alarm CO detectors / alarm Television Emergency Call System | Excluded For Emergency Generator Included Above In Electrical | 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 | IS IS IS IS IS Inicuded A NA NA NA NA NA NA NA SA SIS IS IS IS IS IS IS IS IS IS IS IS IS | - - - - - - - - - - - - - - - - - - - | - - - - - - - - - - - - - - - - - - - | |
| 16200 16400 16500 16700 | Underground Dist. New Service Panel Service Entrance Site Lighting Vaults & Boxes Service & Bldg Wiring Lump Sum Quotation Cove Electrical Heaters Emergency Generator Exhaust Venting Low Voltage Tank Monitor Tank Venting Transfer switch Engineering Fees Design Build Fee's & Permits Lighting Lump Sum Quotation Light Fixtures - Units Light Fixtures Allowance - Common Area Systems Lump Sum Quotation Codetectors / alarm Television Emergency Call System Data | Excluded For Emergency Generator Included Above In Electrical | | Is Is Is Is Inlcuded A NA NA NA NA NA NA NA SA SA Is Is Is Is Is Is Is Is Is Is Is Is Is | - - - - - - - - - - - - - - - - - - - | - - - - - - - - - - - - - - - - - - - | |
Project:

Taylor Made - Treehouse Retreat

Conceptual Estimate

Date: 12/5/2020

| Est. No. 1 | | | | | | | |
|------------|------------------------------|-------------------|-------|------|-----------|----------|-------|
| | | | | | | | |
| Div # | Division | Misc. Information | Quant | Unit | Unit Cost | Subtotal | Total |
| | Design Build Fee's & Permits | | 1 | ls | - | - | |

| 16800 Te | emporary Electrical | | | | 1,462 |
|----------|---|-------|----|------|-------|
| | Temporary Power - All In | 1,462 | sf | 1.00 | 1,462 |
| | Temporary Electrical Usage - Before meters | - | mo | - | - |
| | Permanent Electrical Monthly Fee - After met | ers - | mo | - | - |
| | Permanent Electrical Usage - After meters | - | mo | - | - |
| | Temporary Lighting - Installation & Maintenan | nce 1 | ls | - | - |
| | Temporary Lighting - Usage | - | mo | - | - |
| | Boloni cords if not pluged in GJI | - | mo | - | - |
| | Spider boxes if not pluged in GJI | - | mo | - | - |
| | Energy Cost by Utility Company | 1 | ls | - | - |

17000 Other

190,854

| 17000 | Other | | | | 2,821 |
|-------|---|-------|----|------|-------|
| 17200 | Subcontractor Bonding | 1,462 | sf | - | - |
| 17210 | Hoisting - Crane | 1,462 | sf | - | - |
| 17220 | Hoisting - Man/Material Hoist | 1,462 | sf | - | - |
| 17230 | All Trades Scaffold | 1,462 | sf | - | - |
| 17240 | Spare - 1 | 1,462 | sf | - | - |
| 17250 | Spare - 2 | 1,462 | sf | - | - |
| 17260 | Project Security | 1,462 | sf | - | - |
| 17270 | Temp. Fire Prevention | 1,462 | sf | - | - |
| 17280 | Safety Plan | 1,462 | sf | 1.93 | 2,821 |
| 17290 | Building Commissioning | 1,462 | sf | - | - |
| | Permits & Fees | 1 | ls | - | - |
| | Sidewalk Rental | 1 | ls | - | - |
| | Street Rental / Parking Meter Rental Fees | 1 | ls | - | - |
| | Sanitary Sewer Connection Fee | 1 | ls | - | - |
| | Storm Sewer Connection Fee/Charges | 1 | ls | - | - |
| | Water Meter/Connection Fee/Vault | 1 | ls | - | - |
| | Electrical Connection Fee | 1 | ls | - | - |
| | Off-Site Improvements | 1 | ls | - | - |
| | Certified Survey | 1 | ls | - | - |
| | Cost Certification | 1 | ls | - | - |
| | Adjustments | 1 | ls | - | - |

| 17100 | Cost Indexing (Inflation) | | | | | - |
|-------|----------------------------------|-------------------------|----------|------|--------------|---|
| | Period Beginning / Period Ending | Annual Rate of Increase | Duration | Unit | | |
| | 1-1-20 to 12-31-20 | 3.50% | 0 | mo | 1,880,334.65 | - |
| | 1-1-21 to 12-31-21 | 3.50% | 0 | mo | 1,880,334.65 | - |
| | 1-1-22 to 12-31-22 | 3.50% | 0 | mo | 1,880,334.65 | - |

| 17200 | Contingency | | | 1 | 88,033 |
|-------|-----------------------------------|-----------|-------|-------|-------------|
| | Estimating Contingency | | | | |
| | Conceptual Drawings | | 8.00% | 1: | 50,427 |
| | Contractors Construction Continge | ncy | 2.00% | : | - 37,607 |
| | Owners Construction Contingency | | 0.00% | Exc | cluded |
| | | SUB-TOTAL | | | 2,100,625 |
| | Overhead & Profit | | | 4.50% | 94,528 |
| | | SUB-TOTAL | | | 2,195,154 |
| | Liability Insurance | | | 1.36% | 29,854 |
| | All-Risk Insurance | By Owner | | | Excluded |

Estimate #1 - Taylor Made Treehouse.xlsx

Project: Est. No. 1 Div # Division Misc. Information B & O Tax SUB-TOTAL Performance Bond First 2,500,000 SUB-TOTAL

Taylor Made - Treehouse Retreat

Student Success Gross Receipts Tax

TOTAL See Attached "Estimate

| Conceptua | l Estimate | | Date: | 12/5/2020 |
|-------------------------|---------------------------|-----------|----------|-----------------------|
| formation | Quart Unit | Unit Cost | Qubiatal | Tata |
| TOTAL | Quant Uhit | 0.47% | Subtotal | Excluded 2,225,008 |
| TOTAL | 2,225,008 | 0.695% | | Excluded 2,225,008 |
| | | 0.380% | 11 | 8,455 |
| TAL Estimate Exclusi | ions, Clarifications & Al | lowances" | [| \$ 2,233,463 |
| | | | | |
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Contractors Clarifications, Exclusions & Allowances

Project: Taylor Made - Treehouse Retreat Estimate #: 1

Date: 12/5/2020

Clarifications:

- 1 This estimate is based on Taylor Made Treehouse Retreat Design Narrative dated 10-23-20 by ZGF Architects
- 2 No general inflation is included. All pricing is at today's rates. We suggest Owner carry 3.5% minumum annual inflation between now and the anticipated NTP for the project.
- 3 Sidewalk and or parking-street rental is excluded from the budget.
- 4 We have included no cost for preconstruction fee's in this estimate. Should the project move forward these fee's should be discussed and confirmed.
- 5 In the event of any conflict in the Contract Documents, this list of Contractors Clarifications, Exclusions & Allowances shall prevail and have the highest level of priority.
- 6 We have not included any cost for access roads to the south side of the project. It is our understanding that construction access roads will be in place and ready for use prior to our construction. Further that these roads will be constructed with a rock base capable of supporting track hoes, dump trucks, mobile hydro cranes and other heavy construction equipment.
- 7 We have not included any cost for building a rock pad on the south side of the project where a track drillexcavator and mobile hydro crane can operate from. This working pad is integral to the drilled pier work, structural framing and construction access in general. It is our understanding that this rock base working pad and access road will be provided by the Owner and be in place prior to construction of the treehouses.
- 8 We have included all concrete piers at a 3 ft diameter and 8 foot depth.
- 9 We have included 3 additional concrete piers for the south end of the elevated deck.
- 10 Cascadia entry doors are 3'-4" X 7'-0" not 3'-4" X 7'-2".
- 11 Refer to attached Cascadia quote for additional information on sizing, color, performance, operations and finishes
- 12 We have included a wet pipe fire sprinkler system to the units per NFPA 13R. This work does not include "under structure protection". To add that scope into the work is an additional \$5,525 direct cost.
- 13 The sanitary sewer scope includes only connecting to existing line that feeds the septic tank system.
- 14 No cost for the electrical service upgrade to a 400A panel is included. The narrative notes that this work is part of another project.

Project Specific Exclusions:

- 1 Removal of any existing trees and or limbs that need to be removed.
- 2 Permits of any kind.
- 3 Planting, irrigation or landscape work of any kind.
- 4 Sales tax.
- 5 BIM coordination
- 6 Design of wood framing and structural steel framing or metal fabrication design.
- 7 Design of waterproofing systems, claddings, flashings, water resistive barriers, air barriers, and associated details.
- 8 Survey, checking and or re-establishing existing property corners. This estimate includes all layout inside of the property corners.

Standard Exclusions:

| 1 Plan Check Fee | 16 Window testingWCC will coordinate with owner's 3rd party rep |
|-------------------------------|--|
| 2 Building Permit | 17 Testing, engineering, and special inspection |
| 3 Master Use Permits & Fees | 18 Overhead hazards/utilities located off-site |
| 4 Assessments | 19 Underground Obstructions and/or Conditions |
| 5 Sanitary Sewer Connect Fees | that Hinder Construction |
| 6 Storm Sewer Connect. Fees | 20 Subcontractor Performance & Payment Bond |
| 7 Water Meter & Tap | 21 Any Warranty Beyond Manufacturers Standard Published Warranty |
| 8 Water Connection Fees | 22 Subcontractor/Suppliers Individual Lien Releases |
| 9 Mitigation Fees & Expenses | 23 Printing Cost(s) for Architects Plans & Specifications |
| 10 Impact Fees | 24 Electric Utility Company Connection Fees |
| | |

Walsh Construction Co

Estimate #: 1

Project: Taylor Made - Treehouse Retreat

Clarifications:

- 1 This estimate is based on Taylor Made Treehouse Retreat Design Narrative dated 10-23-20 by ZGF Architects.
- 2 No general inflation is included. All pricing is at today's rates. We suggest Owner carry 3.5% minumum annual inflation between now and the anticipated NTP for the project.
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- 7 We have not included any cost for building a rock pad on the south side of the project where a track drillexcavator and mobile hydro crane can operate from. This working pad is integral to the drilled pier work, structural framing and construction access in general. It is our understanding that this rock base working pad and access road will be provided by the Owner and be in place prior to construction of the treehouses.
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- 10 Cascadia entry doors are 3'-4" X 7'-0" not 3'-4" X 7'-2".
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- 13 The sanitary sewer scope includes only connecting to existing line that feeds the septic tank system.
- 14 No cost for the electrical service upgrade to a 400A panel is included. The narrative notes that this work is part of another project.

Project Specific Exclusions:

- 1 Removal of any existing trees and or limbs that need to be removed.
- 2 Permits of any kind.
- 3 Planting, irrigation or landscape work of any kind.
- 4 Sales tax.
- 5 BIM coordination
- 6 Design of wood framing and structural steel framing or metal fabrication design.
- 7 Design of waterproofing systems, claddings, flashings, water resistive barriers, air barriers, and associated details.
- 8 Survey, checking and or re-establishing existing property corners. This estimate includes all layout inside of the property corners.

Standard Exclusions:

- 1 Plan Check Fee
- 2 Building Permit
- 3 Master Use Permits & Fees
- 4 Assessments
- 5 Sanitary Sewer Connect Fees
- 6 Storm Sewer Connect. Fees
- 7 Water Meter & Tap
- 8 Water Connection Fees
- 9 Mitigation Fees & Expenses 10 Impact Fees

Page 1

Contractors Clarifications, Exclusions & Allowances Date: 12/5/2020 16 Window testing--WCC will coordinate with owner's 3rd party rep 17 Testing, engineering, and special inspection 18 Overhead hazards/utilities located off-site 19 Underground Obstructions and/or Conditions that Hinder Construction 20 Subcontractor Performance & Payment Bond 21 Any Warranty Beyond Manufacturers Standard Published Warranty 22 Subcontractor/Suppliers Individual Lien Releases 23 Printing Cost(s) for Architects Plans & Specifications

24 Electric Utility Company Connection Fees

Walsh Construction Co.





Treehouse Retreat

9

Chapter 3 LAND USE REVIEW

This chapter includes the design updates that occurred between January and July 2021, which were in response to feedback received from Washington County during the Pre-App meeting and follow-up conversations. Any updates to the design illustrated in this chapter are not reflected in Walsh Construction's December 5th cost estimate. The drawings in this chapter can be included in the Land Use Application.



Classification

Group Care

Initially the project was designed to meet the criteria designated under the "Group Care" classification in Washington County's Community Development Code. During the Pre-Application meeting with Washington County, the team was informed that the Group Care classification is viewed as an Institutional entity and would trigger site improvements throughout the property. The list of potential site improvements included: adding sidewalks along Walker Road, adding a bike lane, addition of a right-of-way, and creating a landscape buffer around the property. Due to the steep grade changes along Walker Road, down into the Taylor Made property, the potential site improvements would be a costly update.

Accessory Structure

The team then explored an alternate program classification to avoid the site/cost impacts of an institutional entity. One alternative classification that met most of the project criteria was a "Residential Accessory Structure." These accessory structures are viewed as a programmatic extension of an existing residential building. Accessory structures are dependent on the main residential building to function, but are separate in structure. Washington County limits accessory structures to a maximum of 2,500sqft with no one structure larger than 1,200sqft. The structures are also limited to 15'-0" in height.

Outcome

After reviewing the pros and cons of each classification (shown below), Taylor Made recommended proceeding with the "residential accessory structure" classification. ZGF updated the overall design of the structures to meet the criteria under the Washington County classification. The main design changes included: repositioning the units on site to bring them closer to the existing grade, lowering the overall structures both internally and with cantilevering the front of the units, limiting the extent of the entry canopies (to maintain max code sqft), providing an exterior ADA ramp leading visitors from an ADA parking stall to the lower level accessory structures, and providing an accessible pathway from the units into the lower level of the existing house to utilize the showers, laundry, kitchen, and dining area.





FLOOR PLAN



SCALE: 1/16" = 1'-0"

MAXIMUM HEIGHT & BUILDING SECTION

Per Section 302-7.3 of the Washington County Community Development Code, "the maximum height for accessory structures shall be 15 feet except as modified by other Sections of this Code". In Section 106-101.1, the Code further defines maximum building height as "the vertical distance measured from the adjoining curb level to the highest point of the roof surface of a flat roof... where buildings are set back more than the required setback from the street line the height of the building shall be measured from the building grade. The building grade shall be the average of the finished ground level at the center of the walls of a building." As the building section to the right shows, the height from finished floor elevation of the structure to the highest point of the roof is 12'-4".

The structures are situated behind the main house, about 6.5 feet below the grade at the driveway and the entry to the main house. It is a priority to disturb the site as little as possible and the project plans to avoid modifying the existing topography and site features by using piers, individual footings and above ground HSS grade beams that double as benches. The new structures will span over an existing walking path and will maintain minimum 7 feet of clearance below. It would be prohibitively costly and would negatively alter the existing natural grade/site features to reduce the height of the piers by raising the grade up to meet the finished floor elevation of the structures.

A diagram on the next page illustrates the spot elevation at the base of each pier, with an accompanying spreadsheet that lists the overall height of each pier, measured from the base of the pier to the roof. **The average height of the accessory structures including the piers is 18'-6".**

ACCESSOR

STRUCTUR

SITE SECTION DIAGRAM: NTS

STREET LEVEL

LOWER LEVEL

EXISTING HOUSE



BUILDING SECTION: 1/8" = 1'-0" SCALE

PIER HEIGHT DIAGRAM



SCALE: 1/16" = 1'-0"

ELEVATIONS





NEXT STEPS FOR LAND USE REVIEW



LANDUSE APPLICATION APPLICATION COMPLETENESS REVIEW SUBMISSION (30 DAYS)

LAND USE REVIEW RESPONSE (90 DAYS)

LAND USE SUBMISSION INCLUDES:

1. CLEAN WATER SERVICES PERMIT +REQUIRES REVIEW BY ENVIRONMENTAL SERVICES SPECIALIST

- 2. HABITAT ASSESSMENT +REQUIRES REVIEW BY ENVIRONMENTAL SERVICES SPECIALIST
- 3. SERVICE PROVIDER LETTER
- 4. NEIGHBORHOOD MEETING DOCUMENTATION +EXPIRES AFTER 6 MONTHS
- 5. LAND USE APPLICATION
 - +FORM
 - +NARRATIVE
 - +DRAWINGS:
 - -SITE PLAN (EXISTING + NEW)
 - -ELEVATIONS
 - -SECTION
 - -FLOOR PLAN

NOTES & FEES:

3 HARD COPIES OF THE APPLICATION NEED TO BE SUBMITTED IN PERSON, ALONG WITH AN ELECTRONIC COPY (FLASH-DRIVE), AND THE PERMITTING FEES.

PERMITTING FEES INCLUDE: TYPE III MISCELLANEOUS = \$5,972 NATURAL RESOURCES REVIEW = \$551

(*THESE FEES ARE AN ESTIMATED DEPOSIT AND CAN DECREASE OR INCREASE DEPENDING ON THE REVIEW PROCESS, RESULTING IN A REFUND OR EXTRA CHARGE)



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