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the architectural team

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Consultant:

Revision:

Architect of Record:

Drawn: N.K./A.D.
Checked: A.D.
Scale: 1/4" = 1'-0"
Key Plan:

Project Name:
219 Commonwealth
Avenue

Newton, MA 02467

Sheet Name:

SITE PLAN

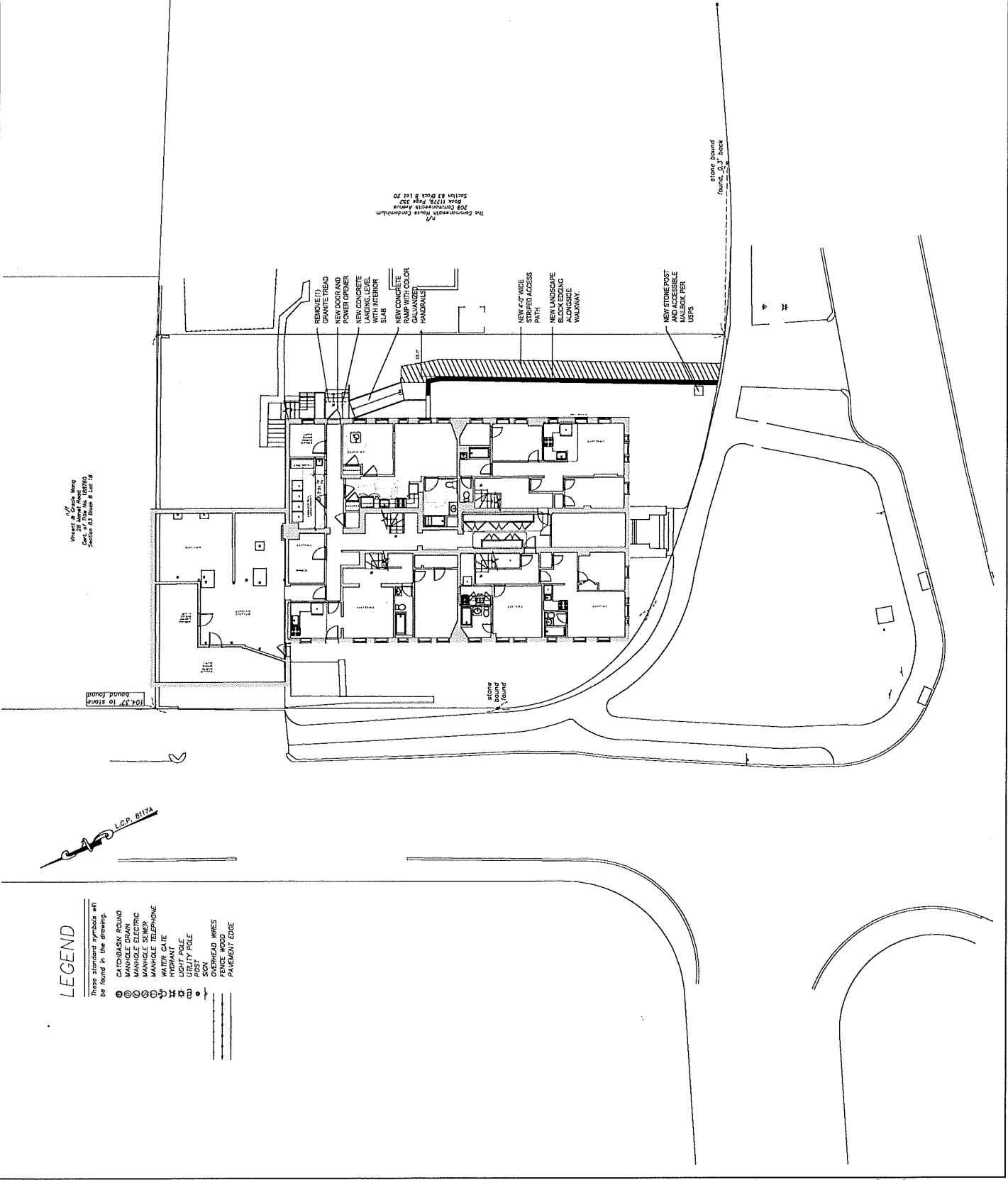
Project Number:

16175

Issue Date:

Sheet Number:

A0.01



LEGEND

- These standard symbols will be found in the drawing.
- CATCHBasIN
 - ROUND
 - MANHOLE
 - ELECTRIC
 - MANGOLE
 - SINKER
 - WATER
 - C/TE
 - HYDRANT
 - LIGHT
 - POLE
 - POST
 - UTILITY
 - POLE
 - SIGN
 - OVERHEAD
 - WIRES
 - SYSTEM
 - W/OUT
 - PAVEMENT
 - EDGE

EXHIBIT 2

"In addition to the need for housing for households earning less than 80% (AMI) there is growing need across the greater Boston region and in Newton to create "Middle Income" housing. Middle-income households are those earning between 80% - 120% AMI, which traditional housing programs do not

219 Commonwealth Avenue - 29 Unit Program

5/25/2017

Unit	Unit Type	# BR	SF	Level of Aff.	Affordable Rent
2	studio	1	298	65%	\$1,177
11	studio	1	308	65%	\$1,177
15	studio	1	311	65%	\$1,177
1	1	1	455	65%	\$1,261
3	1	1	698	65%	\$1,261
5	1	1	661	65%	\$1,261
21	1	1	538	65%	\$1,261
22	1	1	520	65%	\$1,261
25	1	1	554	65%	\$1,261
26	1	1	523	65%	\$1,261
35	1	1	572	65%	\$1,261
41	1	1	454	65%	\$1,261
45	1	1	444	65%	\$1,261
Subtotal 65%	13	13	6,336	65%	\$1,242 AVG
10	1	1	523	80%	\$1,552
14	1	1	522	80%	\$1,552
32	1	1	516	80%	\$1,552
36	1	1	524	80%	\$1,552
4	2	2	743	80%	\$1,862
16	2	2	1,050	80%	\$1,862
Subtotal 80%	6	8	3,878	80%	\$1,655 AVG
Subtotal 80% or less	19	21	10,214	70% AVG	\$1,372 AVG
31	1	1	574	120%	\$2,328
40	1	1	789	120%	\$2,328
42	1	1	652	120%	\$2,328
44	1	1	784	120%	\$2,328
46	1	1	682	120%	\$2,328
12	2	2	915	120%	\$2,793
20	2	2	806	120%	\$2,793
24	2	2	795	120%	\$2,793
30	2	2	926	120%	\$2,793
34	2	2	926	120%	\$2,793
Subtotal 120%	10	15	7,849	120%	\$2,561 AVG
TOTAL	29	36	18,063	87% AVG	\$1,782 AVG

Hancock Estates has 13 units at or below 80% AMI (overall average of 65% AMI), with a total 12,242 SF.

	STUDIO UNIT	1BR UNIT	2BR UNIT
THE CHESTNUT HILL			
(219 Commonwealth Ave)			
<u>50% Area Median Income Limits[^]</u>			
Rent (before any applicable Utility Allowance Deductions)	\$905	\$970	\$1,163
Household (HH) Income Range (Will be based upon actual HH size)	\$36,200	\$36,200-\$41,400	\$41,400-\$46,550
<u>65% Area Median Income Limits*</u>			
Rent (before any applicable Utility Allowance Deductions)	\$1,177	\$1,261	\$1,513
Household (HH) Income Range (Will be based upon actual HH size)	\$47,100	\$47,100-\$50,475	\$53,850-\$67,250
<u>80% Area Median Income Limits**</u>			
Rent (before any applicable Utility Allowance Deductions)	\$1,448	\$1,552	\$1,862
Household (HH) Income Range (Will be based upon actual HH size)	\$57,950	\$57,950-\$66,250	\$66,250-\$82,750
<u>120% Area Median Income Limits***</u>			
Rent	\$2,172	\$2,328	\$2,793
Household (HH) Income Range (Will be based upon actual HH size)	\$86,900	\$86,900-\$99,400	\$99,400-\$124,100
<u>Occupancy Range (HH Size)****</u>	1 Person	1-2 Persons	2-4 Persons

[^]50% AMI units don't qualify for MassHousing Workforce Housing. Rents and Incomes are based upon HUD published figures

* Based upon 130% of HUD FY 17 Income Limits for 50% Area Median Income

** Based upon Greater of HUD FY 17 Income Limits or Uncapped 80% (160% of 50%)

*** Based upon MassHousing FY 17 Workforce Housing Income Limits

**** Assumes Minimum of 1 Person per Bedroom and Maximum of 2 Persons per Bedroom. Assumes 1 Person Maximum for Studio

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Drawn: N.K./K.M.
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Key Plan:

Project Name:
219 Commonwealth
Avenue

Newton, MA 02467

Sheet Name:

GROUND
FLOOR PLAN

Project Number:

16175

Issue Date:

Sheet Number:

A1.00

KEY TO SYMBOLS

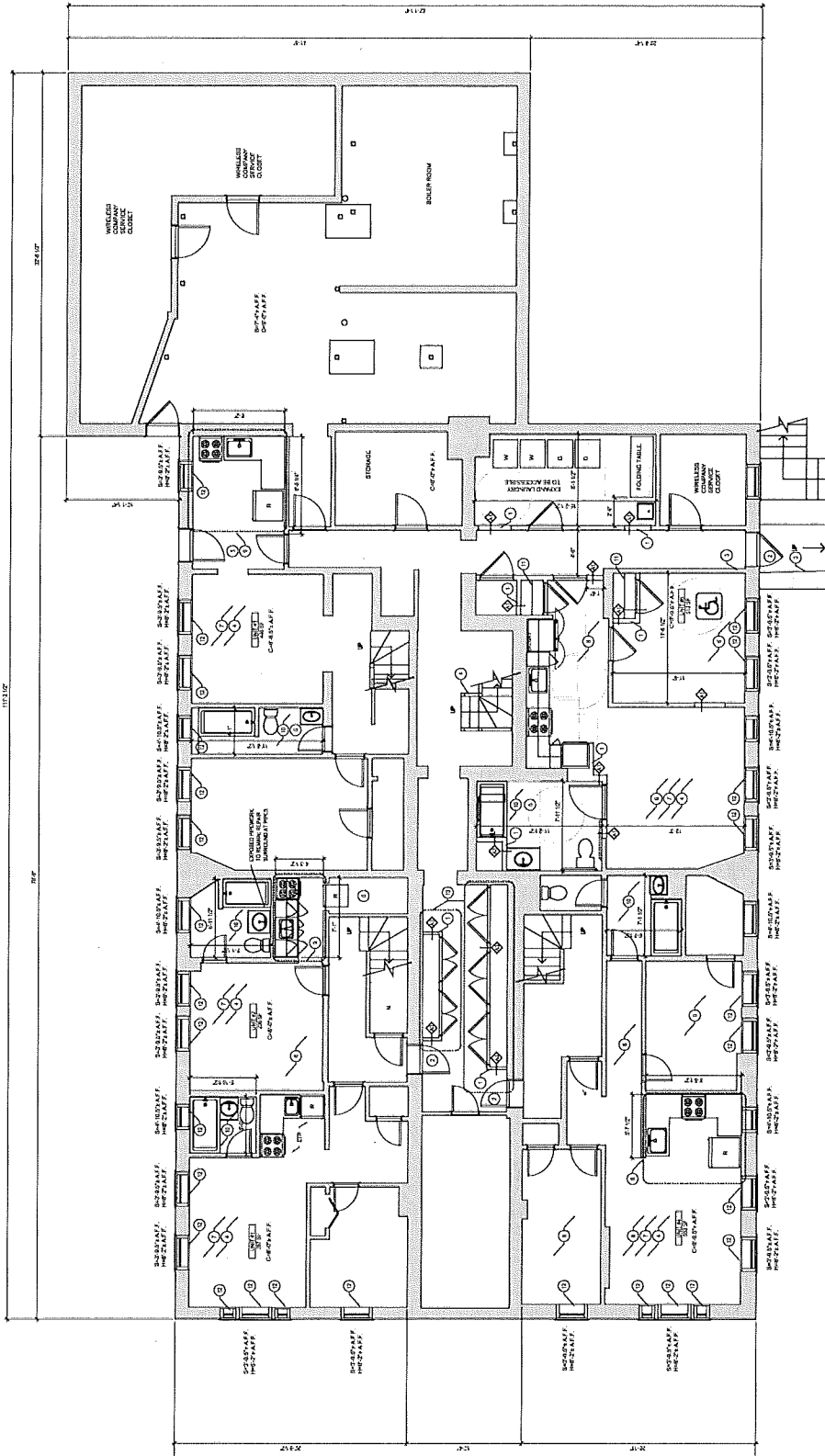
- EXISTING WALL TO REMAIN
- NEW WALL

- FLOOR PLAN GENERAL NOTES:**
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES (IBC) AND ALL APPLICABLE LOCAL ORDINANCES.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL ORDINANCES.
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) AND ALL APPLICABLE LOCAL ORDINANCES.
 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL MECHANICAL CODE (NMC) AND ALL APPLICABLE LOCAL ORDINANCES.
 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL PLUMBING CODE (NPC) AND ALL APPLICABLE LOCAL ORDINANCES.
 6. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL SANITARY ENGINEERING CODE (NSPE) AND ALL APPLICABLE LOCAL ORDINANCES.
 7. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL STRUCTURAL CODE (NSC) AND ALL APPLICABLE LOCAL ORDINANCES.
 8. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL WOOD PRESERVATION CODE (NWPC) AND ALL APPLICABLE LOCAL ORDINANCES.
 9. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL GREENING CODE (NGC) AND ALL APPLICABLE LOCAL ORDINANCES.
 10. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ENERGY CODE (NEC) AND ALL APPLICABLE LOCAL ORDINANCES.
 11. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ENVIRONMENTAL CODE (NEC) AND ALL APPLICABLE LOCAL ORDINANCES.
 12. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL SAFETY CODE (NSC) AND ALL APPLICABLE LOCAL ORDINANCES.
 13. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL HEALTH CARE CODE (NHCC) AND ALL APPLICABLE LOCAL ORDINANCES.
 14. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL EDUCATION CODE (NEC) AND ALL APPLICABLE LOCAL ORDINANCES.
 15. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL RECREATION CODE (NRC) AND ALL APPLICABLE LOCAL ORDINANCES.

- FLOOR PLAN KEY NOTES:**
1. NEW WALLS SHALL BE CONSTRUCTED WITH 1/2" THICK TYPE X PSB SHEET ROUGH DRYWALL.
 2. NEW WALLS SHALL BE FINISHED WITH 5/8" THICK TYPE X PSB SHEET ROUGH DRYWALL.
 3. NEW WALLS SHALL BE FINISHED WITH 1/2" THICK TYPE X PSB SHEET ROUGH DRYWALL.
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 14. NEW WALLS SHALL BE FINISHED WITH 5/8" THICK TYPE X PSB SHEET ROUGH DRYWALL.
 15. NEW WALLS SHALL BE FINISHED WITH 1/2" THICK TYPE X PSB SHEET ROUGH DRYWALL.

- FLOOR PLAN GENERAL NOTES:**
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES (IBC) AND ALL APPLICABLE LOCAL ORDINANCES.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL ORDINANCES.
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) AND ALL APPLICABLE LOCAL ORDINANCES.
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 15. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL RECREATION CODE (NRC) AND ALL APPLICABLE LOCAL ORDINANCES.



PROPOSED GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"

Consultant:

Revision:

Architect of Record:

Drawn: N.K. / K.M.
Checked: N.K.
Scale: 1/4" = 1'-0"
Key Print:

Project Name:
219 Commonwealth
Avenue

Newton, MA 02467
Sheet Name:

FIRST
FLOOR PLAN

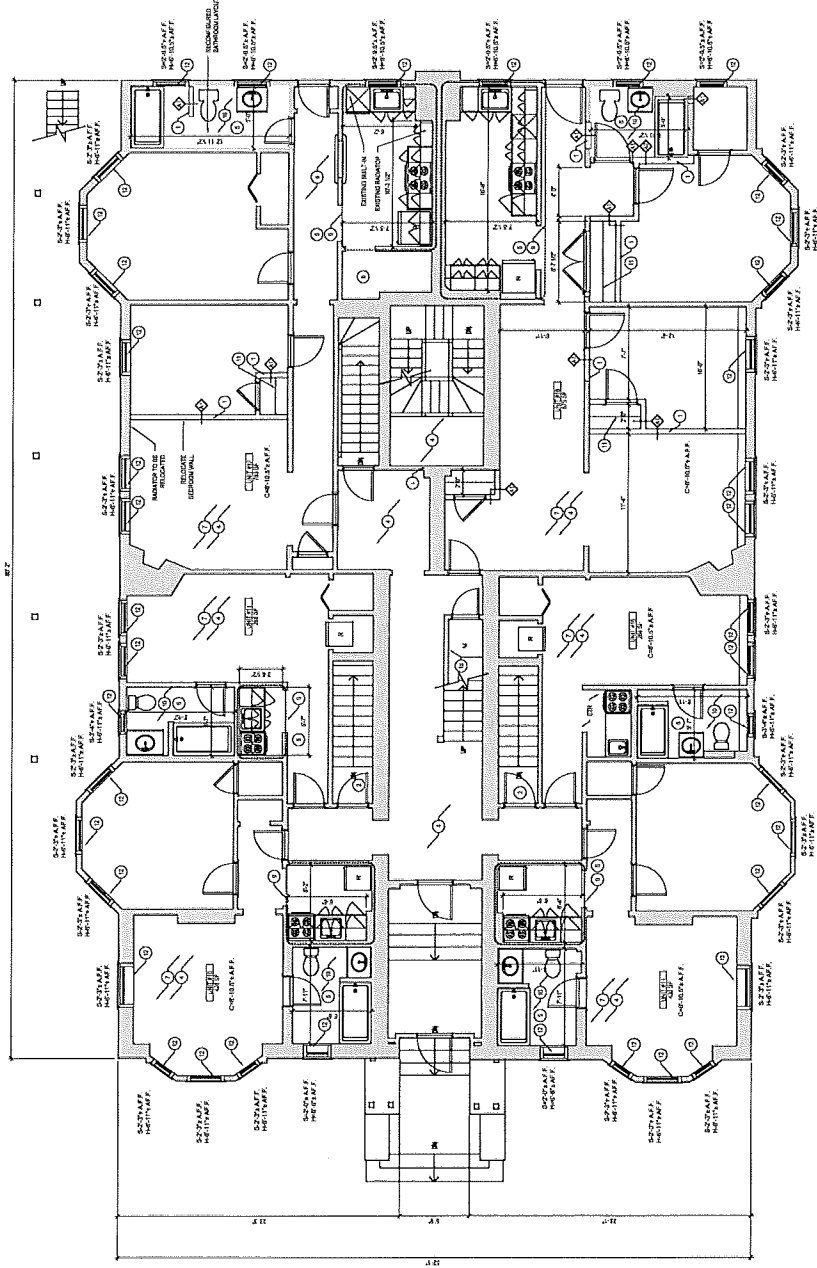
Project Number:
16175
Issue Date:

Sheet Number:
A1.01

KEY TO SYMBOLS

- FLOOR PLAN KEY NOTES:**
1. NEW WALLS TO BE SHOWN WITH DASHED LINES.
 2. EXISTING WALLS TO BE SHOWN WITH SOLID LINES.
 3. EXISTING DOOR AND WINDOW THRESHOLS TO BE SHOWN WITH DASHED LINES.
 4. NEW WALLS TO BE SHOWN WITH DASHED LINES.
 5. NEW WALLS TO BE SHOWN WITH DASHED LINES.
 6. NEW WALLS TO BE SHOWN WITH DASHED LINES.
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 14. NEW WALLS TO BE SHOWN WITH DASHED LINES.
 15. NEW WALLS TO BE SHOWN WITH DASHED LINES.

- FLOOR PLAN GENERAL NOTES:**
- A. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND ALL APPLICABLE LOCAL ORDINANCES.
 - B. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL HANDBOOKS (M/E/H) AND ALL APPLICABLE LOCAL ORDINANCES.
 - C. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL PLUMBING AND HEATING HANDBOOKS (I/P/H) AND ALL APPLICABLE LOCAL ORDINANCES.
 - D. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ELECTRICAL HANDBOOKS (I/E/H) AND ALL APPLICABLE LOCAL ORDINANCES.
 - E. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL HANDBOOKS (M/E/H) AND ALL APPLICABLE LOCAL ORDINANCES.



PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

Consultant:

Revised:

Architect of Record:

Drawn: N.K. / K.M.
Checked: N.K.
Scale: 1/8" = 1'-0"
Key Plan:

Project Name:
219 Commonwealth
Avenue

Newton, MA 02467
Sheet Name:

SECOND
FLOOR PLAN

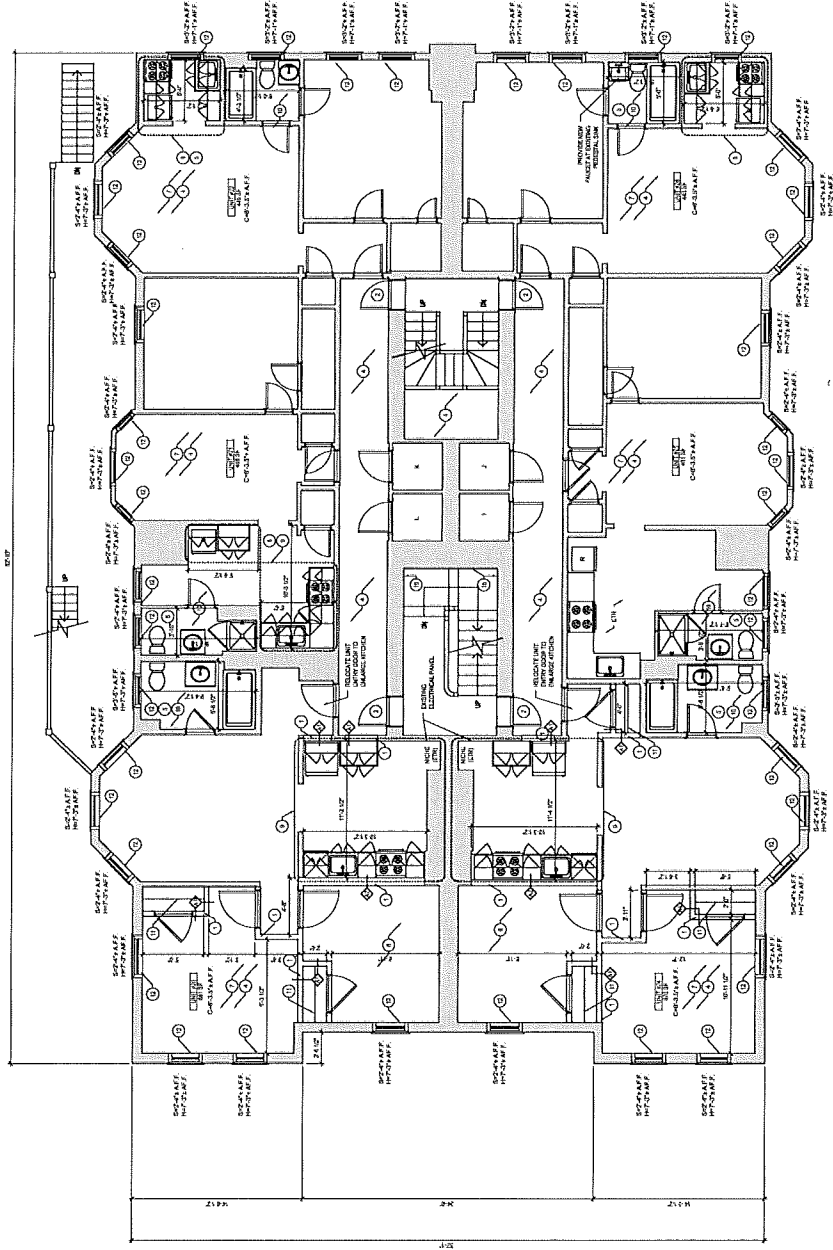
Project Number:
16175
Issue Date:

Sheet Number:
A1.02

- KEY TO SYMBOLS
- ▬ EXISTING WALL TO REMAIN
 - ▬ NEW WALL

- FLOOR PLAN KEY NOTES:
1. NEW WALL KEEP TO EXISTING WALL TYPE
 2. NEW WALL KEEP TO EXISTING WALL TYPE
 3. NEW WALL KEEP TO EXISTING WALL TYPE
 4. NEW WALL KEEP TO EXISTING WALL TYPE
 5. NEW WALL KEEP TO EXISTING WALL TYPE
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 13. NEW WALL KEEP TO EXISTING WALL TYPE
 14. NEW WALL KEEP TO EXISTING WALL TYPE
 15. NEW WALL KEEP TO EXISTING WALL TYPE

- FLOOR PLAN GENERAL NOTES:
- A. VERIFY CONDITIONS AND DIMENSIONS
 - B. FURNISH DETAILS TO INCLUDE IN EVERY SECTION AND ELEVATION
 - C. VERIFY ALL DIMENSIONS AND CONDITIONS
 - D. VERIFY ALL DIMENSIONS AND CONDITIONS
 - E. VERIFY ALL DIMENSIONS AND CONDITIONS
 - F. VERIFY ALL DIMENSIONS AND CONDITIONS
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 - W. VERIFY ALL DIMENSIONS AND CONDITIONS
 - X. VERIFY ALL DIMENSIONS AND CONDITIONS
 - Y. VERIFY ALL DIMENSIONS AND CONDITIONS
 - Z. VERIFY ALL DIMENSIONS AND CONDITIONS



(1) PROPOSED SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

Consultant:

Revision:

Architect of Record:

Drawn: N.K./K.M.
Checked: N.K.
Scale: 1/4" = 1'-0"
Key Plan:

Project Name:
**219 Commonwealth
Avenue**

Newton, MA 02467

Sheet Name:

**THIRD
FLOOR PLAN**

Project Number:

16175

Issue Date:

Sheet Number:

A1.03

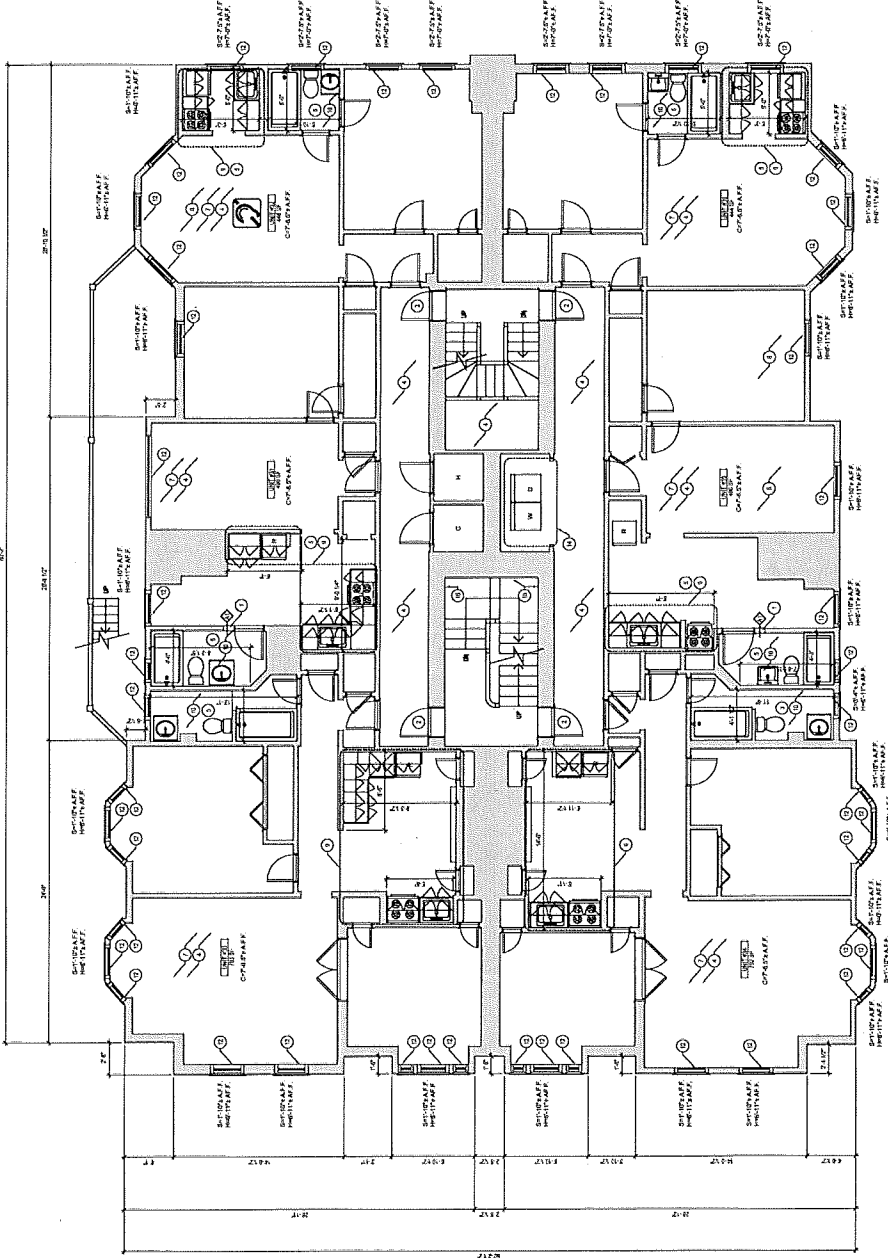
KEY TO SYMBOLS

- 1. NEW WALL: HATCHED WALL TO REMAIN
- 2. NEW WALL
- 3. EXISTING WALL TO REMAIN
- 4. FINISH FLOOR
- 5. FINISH CEILING
- 6. FINISH CEILING TO REMAIN
- 7. FINISH FLOOR TO REMAIN
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- 40. FINISH WALL TO REMAIN

FLOOR PLAN KEY NOTES:

- 1. NEW WALL: HATCHED WALL TO REMAIN
- 2. NEW WALL
- 3. EXISTING WALL TO REMAIN
- 4. FINISH FLOOR
- 5. FINISH CEILING
- 6. FINISH CEILING TO REMAIN
- 7. FINISH FLOOR TO REMAIN
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- 39. FINISH WALL TO REMAIN
- 40. FINISH WALL TO REMAIN

- A. MEET CONDITIONS AND CONDITIONS IN
- B. FINISH FLOOR TO REMAIN
- C. FINISH FLOOR TO REMAIN
- D. FINISH FLOOR TO REMAIN
- E. FINISH FLOOR TO REMAIN
- F. FINISH FLOOR TO REMAIN
- G. FINISH FLOOR TO REMAIN
- H. FINISH FLOOR TO REMAIN
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- V. FINISH FLOOR TO REMAIN
- W. FINISH FLOOR TO REMAIN
- X. FINISH FLOOR TO REMAIN
- Y. FINISH FLOOR TO REMAIN
- Z. FINISH FLOOR TO REMAIN



PROPOSED THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"

Consultant:

Revision:

Architect of Record:

Drawn: N.K./K.M.
Checked: N.K.
Scale: 1/4" = 1'-0"
Key Plan:

Project Name:
219 Commonwealth
Avenue

Newton, MA 02467

Sheet Name:

FOURTH
FLOOR PLAN

Project Number:
16175
Issue Date:

Sheet Number:
A1.04

KEY TO SYMBOLS

- EXISTING WALL TO REMAIN
- NEW WALL

- FLOOR PLAN KEY NOTES:**
1. NEW WALLS TO BE 2" OF WALL THICKNESS.
 2. NEW PARTITION WALLS TO BE 1/2" OF WALL THICKNESS.
 3. NEW PARTITION WALLS TO BE 1/2" OF WALL THICKNESS.
 4. NEW PARTITION WALLS TO BE 1/2" OF WALL THICKNESS.
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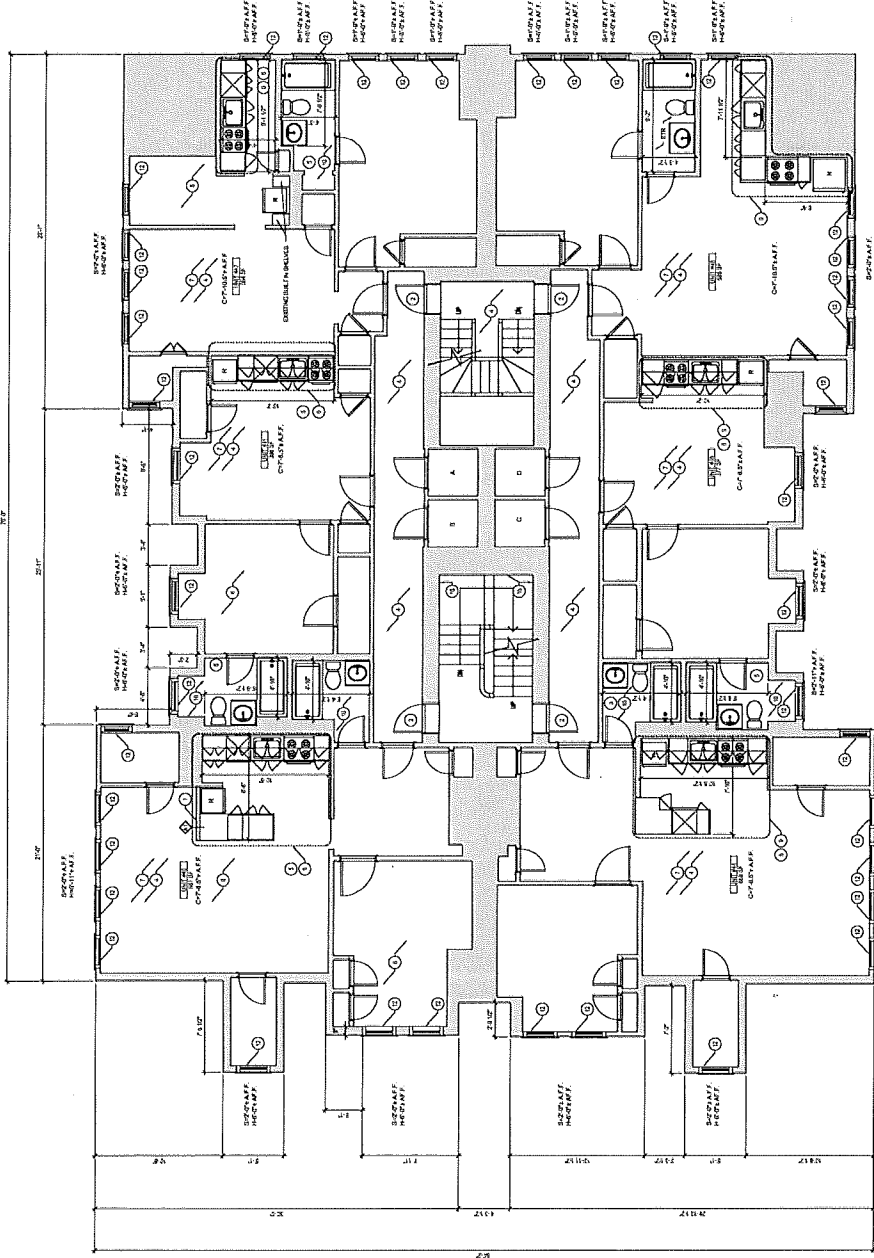
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PROPOSED FOURTH FLOOR PLAN
SCALE: 1/4" = 1'-0"

**219 Commonwealth Avenue
Preliminary Scope Of Work For Renovation**

NOT FOR CONSTRUCTION

May 17, 2017

Located at 219 Commonwealth Avenue
Newton, Massachusetts 02467

GENERAL INFORMATION

The project consists of renovating the existing apartments at 219 Commonwealth Avenue in Newton, Massachusetts. The single building is a four-story Tudor-revival located on approximately 0.24 acres of land. The building was completed in 1899 and occupies approximately 14,560 square feet. According to City records, the building has contained 28, 29, or 30 units at various times during its occupancy, with historical building records indicating 40 units. Currently, the existing 28 dwelling units span across five floors, including the occupied ground level. The existing laundry room is located on the ground level and is currently not handicapped accessible. The building's mechanical rooms and electrical closets are all located on the ground level. The meters for the building are currently located in the common-area corridor at the ground level. There are currently no accessible apartments or existing hearing/visually impaired apartments. The two-story duplex unit located on the ground and first floor levels is proposed to be split into two separate units – an accessible 1-bedroom unit located on the ground level and a two-bedroom on the first floor. This will bring the total number of units in the building to 29 which meets the current certificate of occupancy.

- Unit layouts, including kitchen and bathroom types, are non-typical throughout
- Select units to be modified for layout improvement per Owner
- New 1-bedroom accessible unit and new 2-bedroom unit to be created from existing two-story duplex unit
- New laundry area to be created on third-floor by removing existing tenant storage closets
- New dishwashers to be installed at units where layout allows
- Existing meters located on ground level to be enclosed
- Meter area to be maintained as secondary means of egress
- Existing parking lot to be re-graded, milled, and re-paved
- Lead encapsulation and/or removal at all common areas.

DIVISION 4 – MASONRY

1. Minor Masonry repair and pointing at exposed brick walls and chimneys.

DIVISION 5 – METALS

2. Provide non-structural metal stud framing as required to modify reconfigured duplex unit to create new handicapped accessible one-bedroom unit and new two-bedroom unit, to create laundry area at third floor, to enlarge ground level laundry area, to enclose existing meters located on ground level. New enclosed area to have two new egress doors in order to maintain secondary means-of-egress for residents.

DIVISION 6 – WOODS, PLASTICS, & COMPOSITES

1. Remove and replace damaged or deteriorated exterior wood trim per allowance.
2. Provide new wood blocking for mounting of handrails, cabinetry, and toilet accessories in accessible unit.
3. Remove and replace damaged or deteriorated interior trim, moldings, and door casings per allowance.

DIVISION 7 – THERMAL & MOISTURE PROTECTION

1. Repair exterior stucco veneer, per allowance and reference to drawings.
2. Provide fire rated protection (fire stop) at all existing penetrations into rear stairwell (particularly at ground level walls around stairwell)

DIVISION 8 – DOORS AND WINDOWS

1. Provide new fire-rated egress doors and frames and hardware at locations noted on plans.
2. Provide two new fire-rated egress doors and hardware at corridor and stairwell at ground level.
3. Provide new fire-rated doors and hardware at existing electrical and communications equipment at ground level corridor.
4. Provide new power-operated exterior door at ground level building entrance for accessible unit.

DIVISION 9 - FINISHES

1. Provide miscellaneous preparation and painting as indicated at exterior stucco and wood trim. New paint to match existing.
2. Provide miscellaneous patching to unit and common-area interiors at damage caused by new work and where indicated on unit survey matrix.
3. Provide one coat of primer and two coats of new low VOC painted finish over existing interior walls and ceilings at all common areas including hallways and existing painted staircases and handrails and at dwelling units.
4. Provide new VCT flooring at dwelling unit kitchens indicated in unit survey matrix. Provide new vinyl transition strips at joint with existing adjacent flooring.
5. Provide new VCT flooring at dwelling unit bathrooms indicated in unit survey matrix. Provide new vinyl transition strips at joint with existing adjacent flooring.
6. Provide new LVP at unit interiors where existing carpet was removed.
7. Provide new carpet at all common area flooring including existing carpeted staircases.
8. Remove existing tile or other surround and provide new ceramic tile tub surround at dwelling units indicated on unit survey matrix. Patch walls and provide new substrate as necessary.
9. Provide new drop ceiling tiles at ground level units where existing were removed, onto existing suspension grid.
10. Provide new sheetrock ceiling at units where existing ACT ceiling and suspension grid was removed.

DIVISION 10 - SPECIALTIES

1. Remove existing and provide new recessed medicine cabinets at dwelling units indicated in unit survey matrix.
2. Provide new surface mounted frameless mirror at new accessible unit and new surface mounted medicine cabinet at new accessible unit (to side of sink area).
3. Provide new toilet accessories at all bathrooms, including grab bars, at new accessible unit bathroom. Accessories shall include two towel bars at all two-bedroom units.
4. Provide new vented wire shelving at all newly constructed closets, as noted on drawings.

DIVISION 11 - EQUIPMENT

1. Provide new EnergyStar appliances (where applicable) at units where noted in Unit Survey matrix:

DIVISION 12 - FURNISHINGS

1. Provide new kitchen cabinetry with post-formed plastic laminate countertops with integrated backsplashes and side splashes at dwelling unit kitchens indicated in unit survey matrix.
2. Provide new bathroom vanity cabinetry and cultured marble countertop with integral bowl, backsplash, and side splash where applicable at dwelling unit bathrooms indicated in unit survey matrix.
3. Provide new porcelain wall-hung ADA-compliant sink at new accessible unit.
4. Cabinetry at accessible unit to be accessible and of solid wood construction.
5. Provide new vinyl blinds at all unit interior windows.

DIVISION 13 – SPECIAL CONSTRUCTION - Not Used

DIVISION 14 – CONVEYING SYSTEMS – Not Used

DIVISION 21 – FIRE SUPPRESSION SYSTEMS – Not Used

DIVISION 22 – PLUMBING SYSTEMS

1. Remove existing and provide new 20 gauge minimum, stainless steel, single bowl sinks, EPA WaterSense* labeled faucets (1.5gpm), and stops at dwelling unit kitchens. Provide side-drain sinks at units to receive new below-sink dishwasher. Remove existing and provide new EPA WaterSense* labeled faucets (1.0gpm) and new stops at all dwelling unit bathrooms. Connect to existing plumbing
2. Remove existing and provide new handheld showerheads with low-flow heads with 60" minimum hose and a vertically adjustable mounting bar at new accessible bathroom at new handicapped accessible dwelling unit. Connect to existing / modified plumbing.
3. Remove existing and provide new tub at dwelling units indicated in unit survey matrix.
4. Provide new accessible tub at new handicapped accessible dwelling unit.
5. Remove existing and provide new comfort height/accessible low-flow water closets and stops at dwelling unit bathrooms indicated in unit survey matrix. Connect to existing plumbing. Provide new shut off valve at all locations.
6. Provide new hot/cold water supplies as well as waste/vent piping to new third-floor laundry area.

DIVISION 23 – MECHANICAL SYSTEMS

1. Contractor shall relocate existing steam and forced hot water piping and radiators at reconfigured units and at accessible unit.

DIVISIONS 26 – ELECTRICAL SYSTEMS

1. Provide power, connections, and installation of new power door operator at accessible unit entry.
2. Provide new fire alarm devices, wireless doorbell, and telephone/intercom/doorbell horns and strobes at one (1) hearing and visually impaired unit to comply with MAAB requirements.
3. Provide new interconnected smoke detectors at all dwelling units and common-areas.
4. Provide new video intercom system with cable insertion at all dwelling units.
5. Provide updates or add-on components to fire alarm panel to communicate with all new devices at existing and reconfigured apartments.

6. Rework existing unit electric circuits, outlets, and GFI's as necessary for kitchen replacements, reconfigured units, and accessible upgrades.

DIVISIONS 32 – SITE WORK

1. Repair storm drain and surrounding grade at rear parking area. Ensure positive drainage away from building and entry doors.
2. Provide restorative landscaping as necessary where damaged by construction.

EXHIBIT 6**Kessler Woods Affordable Housing - 13 units**

5/25/2017

Unit #	Unit Type	# BR	SF	Level of Aff.	Affordable Rent
110	1	1	842	50%	\$970
128	1	1	842	50%	\$970
210	1	1	842	50%	\$970
228	1	1	836	50%	\$970
310	1	1	842	50%	\$970
211	2	2	992	50%	\$1,163
Subtotal 50%	6	7	5,196	50%	\$1,002 AVG
107	2	2	1,025	65%	\$1,513
Subtotal 65%	1	2	1,025	65%	\$1,513 AVG
111	2	2	994	80%	\$1,862
125	2	2	994	80%	\$1,862
129	2	2	1,025	80%	\$1,862
207	2	2	1,025	80%	\$1,862
225	2	2	994	80%	\$1,862
311	2	2	989	80%	\$1,862
Subtotal 80%	6	12	6,021	80%	\$1,862 AVG
TOTAL	13	21	12,242	65% AVG	\$1,438 AVG