

New Construction Scope of Work and Cost Estimate

, Los Angeles, CA

SCOPE OF WORK

PROJECT DESCRIPTION

This SCOPE OF WORK consists of the new construction of a single family, one story residence with a two car attached garage located at
, Los Angeles, CA .

Any sketch provided is not to scale. The Contractor shall verify, on the job site, all quantities, measurements, dimensions, conditions, plans and working drawings before submitting this bid and immediately notify (verbally and in writing) the RNLA and LAHD RCS of any discrepancies. There will be no Change Order to prices based on mistaken quantity count, measurements or dimensions after the contract has been awarded.

WINDOWS, WOOD AND WINDOW FRAMES (REMOVE) (LEAD RELATED)

L1 Contractor shall have a CDPH lead certified supervisor / workers conduct the lead removal / abatement part of this specification.

Certified Lead Abatement Supervisor/Workers shall abate existing windows, and window frames and interior or exterior lead positive window trims. After windows, frames, and trims have been removed, the supervisor/workers shall cut window components into small manageable pieces, collect, label and store all wood components as Hazardous waste. Results of TCLP test will determine how the window components will be disposed of. Disposal will be according to the Resource Conservation and Recovery Act (RCRA) and The Department of Toxic Substances Control (DTSC) (SQG) [40 CFR Part 262]. The contractor shall provide LAHD an EPA I.D. Number and DOT permit No. The abatement contractor shall provide a Waste Manifest slip prior to payment.

Location: 'A' side

0 Windows Wall 'A'

Location: 'B' side

0 Windows Wall 'B'

Location: 'C' side

0 Windows Wall 'C'

Location: 'D' side

0 Windows Wall 'D'

See attached Barr & Clark LBP report dated 00-Jan-1900 for detail findings.

Quantity:

0 Window Total

Not Applicable

DOOR AND DOOR FRAME (REMOVE) (LEAD RELATED)

L2 Contractor shall have a CDPH lead certified supervisor / workers conduct the lead removal / abatement part of this specification.

Lead Certified Abatement supervisor/workers shall remove all door and door frames. After door and door frames are removed the supervisor/workers shall cut door components into small manageable pieces, collect all components and paint chips, label and store as Hazardous waste. Results of TCLP test will determine how the door and door frame components will be disposed of. Disposal will be according to the Resource Conservation and Recovery Act (RCRA) and The Department of Toxic Substances Control (DTSC) (SQG) [40 CFR Part 262]. The contractor shall provide LAHD an EPA I.D. Number and DOT permit No. The contractor shall provide a Waste Manifest slip prior to payment.

Location:

See attached Barr & Clark LBP report dated 00-Jan-1900 for detail findings.

Quantity, Approximately:

Not Applicable

WET SCRAPE EXTERIOR ROOF TRIM / RAFTERS & FASCIA (LEAD RELATED)

L3 Contractor shall have a CDPH lead certified supervisor / workers conduct the lead removal / abatement part of this specification.

Certified Lead Abatement Supervisor/Workers shall wet scrape any existing lead based paint that is loose or peeling. Mist defective paint areas with water and scrape all loose paint of exterior roof rafters, eaves, and fascia. Contractor shall wash down all woodwork with de-glossing agent. Rinse and HEPA vacuum all visible chips. Contractor shall collect all paint chips and dispose of as Hazardous Waste. The contractor shall apply an (ASTM) approved encapsulation on all woodwork. The contractor shall apply encapsulation as per manufacture's specifications (6mil). All work to be in full compliance with all state, federal and local code and regulations.

Location:

See attached Barr & Clark LBP report dated 00-Jan-1900 for detail findings.

Quantity, Approximately:

Lin.Ft.

Not Applicable

WET SCRAPE EXTERIOR OTHER (LEAD RELATED)

L4 Contractor shall have a CDPH lead certified supervisor / workers conduct the lead removal / abatement part of this specification.

Certified Lead Abatement Supervisor/Workers shall wet scrape any existing lead based paint that is loose or peeling. Mist defective paint areas with water and scrape all loose paint of exterior components. Contractor shall wash down all woodwork with de-glossing agent. Rinse and HEPA vacuum all visible chips. Contractor shall collect all paint chips and dispose of as Hazardous Waste. The contractor shall apply an (ASTM) approved encapsulation on all woodwork. The contractor shall apply encapsulation as per manufacture's specifications (6mil). All work to be in full compliance with all state, federal and local code and regulations.

Location:

See attached Barr & Clark LBP report dated 00-Jan-1900 for detail findings.

Quantity, Approximately:

Not Applicable

EXTERIOR WOOD SIDING AND COMPONENTS (REMOVE) (LEAD RELATED)

L5 Contractor shall have a CDPH lead certified supervisor / workers conduct the lead removal / abatement part of this specification.

Certified Lead Abatement Supervisor/Workers shall abate existing wood siding and components from home. After wood siding has been removed, the contractor/workers should cut wood components into small manageable pieces, collect, label and store all wood components as Hazardous waste. Results of TCLP test will determine how the components will be disposed of. Disposal will be according to the Resource Conservation and Recovery Act (RCRA) and The Department of Toxic Substances Control (DTSC) (SQG) [40 CFR Part 262]. The contractor shall provide LAHD an EPA I.D. Number and DOT permit No. The abatement contractor shall provide a Waste Manifest slip prior to payment.

Location:

Wood wall (gable) and wood trim (above window)

See attached Barr & Clark LBP report dated 00-Jan-1900 for detail findings.

Quantity, Approximately:

Sq.Ft.

Not Applicable

FOUNDATION ACCESS DOOR, DOOR FRAME AND VENTS (REMOVE) (LEAD RELATED)**L6 Contractor shall have a CDPH lead certified supervisor / workers conduct the lead removal / abatement part of this specification.**

Lead Certified Abatement supervisor/workers shall remove foundation access doors, door frames and sub-floor vents. After the doors, door frames and sub-floor vents are removed the supervisor/workers shall cut components into small manageable pieces, collect all components and paint chips, label and store as Hazardous waste. Results of TCLP test will determine how the door and door frame components will be disposed of. Disposal will be according to the Resource Conservation and Recovery Act (RCRA) and The Department of Toxic Substances Control (DTSC) (SQG) [40 CFR Part 262]. The contractor shall provide LAHD an EPA I.D. Number and DOT permit No. The contractor shall provide a Waste Manifest slip prior to payment.

Location:

See attached Barr & Clark LBP report dated 00-Jan-1900 for detail findings.

Quantity, Approximately:

Complete

Not Applicable

INTERIOR WOOD COMPONENTS (REMOVE) (LEAD RELATED)**L7 Contractor shall have a CDPH lead certified supervisor / workers conduct the lead removal / abatement part of this specification.**

Lead Certified Abatement supervisor/workers shall remove all lead positive building components listed below. After components are removed the supervisor/workers shall cut components into small manageable pieces, collect all components and paint chips, label and store as Hazardous waste. Results of TCLP test will determine how the baseboard components will be disposed of. Disposal will be according to the Resource Conservation and Recovery Act (RCRA) and The Department of Toxic Substances Control (DTSC) (SQG) [40 CFR Part 262]. The contractor shall provide LAHD an EPA I.D. Number and DOT permit No. The contractor shall provide a Waste Manifest slip prior to payment.

Location:

See attached Barr & Clark LBP report dated 00-Jan-1900 for detail findings.

Quantity, Approximately:

Ln.Ft.

Not Applicable

PLASTER WALLS AND CEILINGS (REMOVE) (LEAD RELATED)**L8 Contractor shall have a CDPH lead certified supervisor / workers conduct the lead removal / abatement part of this specification.**

Lead Certified Abatement supervisor/workers shall remove all plaster from walls and ceilings. After plaster is removed the supervisor/workers shall cut components into small manageable pieces, collect all components and paint chips, label and store as Hazardous waste. Results of TCLP test will determine how the components will be disposed of. Disposal will be according to the Resource Conservation and Recovery Act (RCRA) and The Department of Toxic Substances Control (DTSC) (SQG) [40 CFR Part 262]. The contractor shall provide LAHD an EPA I.D. Number and DOT permit No. The contractor shall provide a Waste Manifest slip prior to payment.

Location:

See attached Barr & Clark LBP report dated 00-Jan-1900 for detail findings.

Quantity, Approximately:

Sq.Ft.

Not Applicable

CABINETS KITCHEN WALL AND BASE (REMOVE) (LEAD RELATED)**L9 Contractor shall have a CDPH lead certified supervisor / workers conduct the lead removal / abatement part of this specification.**

Lead Certified Abatement supervisor/workers shall remove kitchen cabinets. After kitchen cabinets are removed the supervisor/workers shall cut components into small manageable pieces, collect all components and paint chips, label and store as Hazardous waste. Results of TCLP test will determine how the components will be disposed of. Disposal will be according to the Resource Conservation and Recovery Act (RCRA) and The Department of Toxic Substances Control (DTSC) (SQG) [40 CFR Part 262]. The contractor shall provide LAHD an EPA I.D. Number and DOT permit No. The contractor shall provide a Waste Manifest slip prior to payment.

Location:

See attached Barr & Clark LBP report dated 00-Jan-1900 for detail findings.

Quantity, Approximately:

Ln.Ft.

Not Applicable

TILE AT TUB/SHOWER SURROUND (REMOVE) (LEAD RELATED)**L10 Contractor shall have a CDPH lead certified supervisor / workers conduct the lead removal / abatement part of this specification.**

Lead Certified Abatement supervisor/workers shall remove all tiles from floors or walls using Lead Safe Work Practices. Contractor to properly dispose of all tile debris.

Location:

See attached Barr & Clark LBP report dated 00-Jan-1900 for detail findings.

Quantity, Approximately:

Sq.Ft.

Not Applicable

LEAD BASED PAINT REMOVAL (STRIP AND REPAINT) (LEAD RELATED)**L11 Contractor shall have a CDPH lead certified supervisor / workers conduct the lead removal / abatement part of this specification.**

Lead Certified Abatement supervisor/workers shall remove all lead positive paint from substrate by chemical stripping. Once the substrate has been completely striped the supervisor/workers shall apply one coat of primer and two coats of 100% Acrylic Latex Premium Quality Low or Zero VOC paint. Supervisor/workers shall collect all paint chips label and dispose of as Hazardous Waste.

Location:

See attached Barr & Clark LBP report dated 00-Jan-1900 for detail findings.

Quantity, Approximately:

Sq.Ft.

Not Applicable

ASBESTOS ABATEMENT

L12 A certified Asbestos Abatement Contractor/Worker shall remove the existing Asbestos containing material from the dwelling per asbestos protocol. Patch all damaged areas using drywall tape on all cracks. Blend in all patches/damaged areas to match the surrounding finish and appearance. All material must be removed per standard asbestos removal protocol using a certified Asbestos Abatement Contractor. The contractor shall provide LAHD an EPA I.D. Number and DOT permit No. The contractor shall provide a Waste Manifest slip prior to payment.

Location:

Quantity, Approximately:

As Listed Above

Not Applicable

DECONSTRUCT, RECYCLE STRUCTURE (GREEN) (A)

1 Demolition shall not begin until abatement clearances are received.

All construction debris shall be disposed of at a certified City of Los Angeles Construction & Demolition (C&D) waste processor. After lead and asbestos remediation has been completed, deconstruct and recycle components per Demo Plan, Revised / Proposed Site And Floor Plan and/or as listed below including but not limited to: cabinets, flooring, drywall, roofing, plumbing, electrical, HVAC, sub-floor access doors and vents, dead or unused service runs, sinks, garbage disposal, old stoves, dishwasher, hood range hoods, TV phone and door bell cabling, tile, windows, window awnings, window bars, doors, security doors / grills, fascia, insulation, carpet & pad, toilets, showers and vanities. See City of Los Angeles Sanitation Department of Public Works web site (www.lacity.org/san/index.htm) for information on how and where to recycle building materials. REMOVE AND RECYCLE OR DISPOSE OF ALL DEBRIS FROM CRAWL SPACE UNDER DWELLING. All other construction debris must be hauled from site and disposed of. Leave entire project site broom clean and yard proportionally level. The Contractor shall implement the Environmental Protection Agency's (EPA) Best Management Practices for erosion and sedimentation control during construction, per the EPA document "Storm Water Management for Construction Activities" (EPA 832-R-92-005).

Location:

Quantity, Approximately:

See Above

Not Applicable

DECONSTRUCT, RECYCLE STRUCTURE, ALL (GREEN) (A)

2 Demolition shall not begin until abatement clearances are received.

All construction debris shall be disposed of at a certified City of Los Angeles Construction & Demolition (C&D) waste processor. After lead and asbestos remediation has been completed, deconstruct and recycle entire structure and/or as listed below including but not limited to: cabinets, flooring, drywall, roofing, plumbing, electrical, HVAC, sub-floor access doors and vents, dead or unused service runs, sinks, garbage disposal, old stoves, dishwasher, hood range hoods, TV phone and door bell cabling, tile, windows, window awnings, window bars, doors, security doors / grills, fascia, insulation, carpet & pad, toilets, showers and vanities. See City of Los Angeles Sanitation Department of Public Works web site (www.lacity.org/san/index.htm) for information on how and where to recycle building materials. REMOVE AND RECYCLE OR DISPOSE OF ALL DEBRIS FROM CRAWL SPACE UNDER DWELLING. All other construction debris must be hauled from site and disposed of. Leave entire project site broom clean and yard proportionally level. The Contractor shall implement the Environmental Protection Agency's (EPA) Best Management Practices for erosion and sedimentation control during construction, per the EPA document "Storm Water Management for Construction Activities" (EPA 832-R-92-005).

Location:

Complete House

Quantity, Approximately:

1 Complete

Not Applicable

DECONSTRUCT, RECYCLE CONCRETE SLAB (GREEN) (GI)

3 Deconstruct and recycle existing concrete slabs, driveways, walkways and landings per Demo Plan, Revised / Proposed Site And Floor Plan and/or as listed below, and recycle all of the concrete. All construction debris shall be disposed of at a certified City of Los Angeles Construction & Demolition (C&D) waste processor. Please see City of Los Angeles Sanitation Department of Public Works web site, (www.lacity.org/san/index.htm) for information on how and where to recycle building materials.

The Contractor shall implement the Environmental Protection Agency's (EPA) Best Management Practices for erosion and sedimentation control during construction, per the EPA document "Storm Water Management for Construction Activities" (EPA 832-R-92-005).

Location:

Remove all concrete from site as shown on the Demo Plan, including but not limited to slabs, foundations, footings, pads, porches, stoops, driveways, walkways and landings.

Quantity, Approximately:

Not Applicable

DECONSTRUCT, RECYCLE CONCRETE, ALL (GREEN) (GI)

4 Deconstruct and recycle all existing concrete including but not limited to slabs, foundations, footings, pads, porches, stoops, driveways, walkways and landings. All construction debris shall be disposed of at a certified City of Los Angeles Construction & Demolition (C&D) waste processor. Please see City of Los Angeles Sanitation Department of Public Works web site, (www.lacity.org/san/index.htm) for information on how and where to recycle building materials.

The Contractor shall implement the Environmental Protection Agency's (EPA) Best Management Practices for erosion and sedimentation control during construction, per the EPA document "Storm Water Management for Construction Activities" (EPA 832-R-92-005).

Location:

Property

Quantity, Approximately:

ALL. Pricing included with above item, DECONSTRUCT STRUCTURE, ALL.

Not Applicable

PLUMBING, WATER SUPPLY TEMP BOX AT PROPERTY LINE

5 Provide a temporary recessed box and hose bib right inside the property line.

The Contractor shall implement the Environmental Protection Agency's (EPA) Best Management Practices for erosion and sedimentation control during construction, per the EPA document "Storm Water Management for Construction Activities" (EPA 832-R-92-005).

Location:

Owner _____

Contractor _____

Property
Quantity:
1 Complete

PLUMBING, CAP LATERAL FROM CITY SEWER SYSTEM AT PROPERTY LINE

- 6 Cap line coming in from street.
The Contractor shall implement the Environmental Protection Agency's (EPA) Best Management Practices for erosion and sedimentation control during construction, per the EPA document "Storm Water Management for Construction Activities" (EPA 832-R-92-005).

Location:
Property
Quantity:
1 Complete

ELECTRICAL, PROVIDE TEMPORARY POWER TAP AT PROPERTY LINE

- 7 Provide a temporary power pole, meter and tap at property line.
The Contractor shall implement the Environmental Protection Agency's (EPA) Best Management Practices for erosion and sedimentation control during construction, per the EPA document "Storm Water Management for Construction Activities" (EPA 832-R-92-005).

Location:
Quantity:
1 Complete

ALTERATIONS, ADDITIONS AND/OR RECONFIGURATIONS

- 8 Contractor shall provide all plans, structural calculations (if necessary), materials, labor and equipment to reconfigure interior and exterior wall(s) per the Demo Plan and Revised / Proposed Site and Floor Plan. All work to be completed as per contractor provided plans and calculations approved by City of Los Angeles Department of Building and Safety. Including, but not limited to framing, stucco for exterior walls and drywall and framing for interior wall(s)

Location:
Quantity, Approximately:

CONCRETE FOUNDATION GENERAL NOTES

NOTE: All foundation Systems Repair and Retrofitting shall comply with and according to the foundation details provided in the RNLA Specification Book. All work shall include cripple wall sheathing, anchor bolting of sill plates, securing and fastening of pier post to girders with T straps & 835s, replacement of concrete pier pads, piers, and pier post if necessary. Piers, pier post and pier pads will be replaced or added if: the existing pier pads are damaged or shifted; the pier and post are not anchored; or if the post is damaged. Contractor shall obtain foundation retrofit permits and hire a Deputy Inspector for Structural Observation for installation of anchor bolts into existing concrete foundations if required. All sub-floor areas must be properly vented and have access doors as required by code. Remove all debris from crawl space.

FOUNDATION NEW / REPLACE (GREEN) (A)

- 9 Contractor shall provide all plans and structural calculations required by Los Angeles Department of Building and Safety to replace existing foundation. Shore-up existing dwelling and remove recycle existing damaged or deteriorated foundation elements. ALL EXCAVATED SOILS FOR FOUNDATION MUST BE DISPOSED OF BY CONTRACTOR. Form and install all rebar and all required anchor bolts for new foundation. Pour new concrete foundation minimum 2,500 PSI. Concrete for new foundation must be made with a minimum of 20% recycled Flyash or Slag. Structurally bolt existing framing to new concrete foundation. Work to include stem walls, rebar, anchor bolts, shear-wall sheathing, bracing, installation of new piers and posts, steel access doors & vents. All work to be completed as required by Los Angeles Department of Building & Safety. Repair any damaged sub-flooring. Remove all debris from crawl space.
The Contractor shall implement the Environmental Protection Agency's (EPA) Best Management Practices for erosion and sedimentation control during construction, per the EPA document "Storm Water Management for Construction Activities" (EPA 832-R-92-005).

Location:
All Foundation
Quantity, Approximately:

CONSTRUCT SHELF & ROD REPLACE (A)

- 10 Replace existing closet shelf and rod. Provide and install #2 or better pine shelf minimum 11 1/2" wide running full length of closet secured to 1x4 pine band at back and ends nailed to studs with set and puttied finish nails. Install UNPAINTED 1 1/2" wood closet pole rod with supports at maximum 4'-0" on center.

Location:
Quantity, Approximately:

ATTIC ACCESS (CREATE NEW)

- 11 Provide and install a 22" x 30" Attic Access Door strictly per manufacturer's installation instructions. Provide proper framing for opening. All work shall be in full compliance of applicable Building and Safety codes and Housing Department requirements.

Approved Models or Types:
E-Z Hatch Attic Access Scuttle Door, Model # R-42 EZ Hatch Attic Access Scuttle Door, 22" x 30"
Location:
Quantity:
1 Ea.

PLUMBING, WATER SUPPLY LINES, INSPECTION & REPAIRS (A)

- 12 Inspect complete water system to ensure the system is sized properly for dwelling. Test complete water lines, make any necessary repairs. Provide and install anti-siphons at the hose bibs and new shut off valves throughout the water system.

Location:
Complete house, interior and exterior.
Quantity:

PLUMBING, WATER SUPPLY LINES, INT./EXT. (REPLACE) (A)

- 13 Replace all hot and cold water lines inside the structure and outside to the water meter with type "L" copper above ground and Type "K" below ground. Remove all dead and unused lines. Joints in the copper piping above ground shall be formed with approved sweated solder fittings; there shall be no joints in the copper piping below ground or encased in concrete. All new concealed piping shall run parallel to the building construction and be neat and workmanlike. The pipes shall be concealed in walls, below the floor or above the ceiling. All new piping shall be properly supported and be level without pockets. Hot and cold water lines shall be at least 6" apart when parallel. No new pipes shall be exposed on the exterior of the building. Main Line from water meter to dwelling shall be 1" rolled copper with no joints. Contractor shall provide shut off valves for all fixtures, back flow preventers for hose bibs, 3/4 inch stub outs for landscapers and recessed boxes for washer and refrigerator hook-ups. Insulate all hot and cold main waterlines. The Contractor shall implement the Environmental Protection Agency's (EPA) Best Management Practices for erosion and sedimentation control during construction, per the EPA document "Storm Water Management for Construction Activities" (EPA 832-R-92-005).

Location:

Complete house, interior and exterior.

Quantity:

Supply - 20 Lin.Ft. 1" Main Supply, 1 Kitchen, 2 Hose Bibs with 3/4 inch stub outs for landscapers,
1 Complete

PLUMBING, PEX WATER SUPPLY LINES, INT./EXT. (REPLACE) (A) PERMIT REQUIRED

- 14 Remove and dispose of complete existing water supply system. Provide and install new properly sized Trunk and Branch PEX hot and cold complete water supply system for existing dwelling. Please consult Design Guide for Residential PEX Water Supply Plumbing System. All system must be installed strictly per manufactures instructions and must comply with ASTM F876 and Los Angeles Building and Safety Research Reports. All new piping shall be concealed and run parallel to the building construction be neat and installed in a workmanlike manner. All tubes shall be concealed in walls, below the floor or above the ceilings. **Provide and install properly supported copper Stub outs for all fixtures.** All new piping shall be properly supported vertically and horizontally with no deformation or kinks. Hot and cold lines shall be at least 6" apart when parallel. No new tubes or pipes shall be exposed on the exterior of the building. **Main Line from water meter to dwelling shall be 1" minimum type "K" below ground rolled copper with no joints. Contractor shall provide and install a copper/Brass Pressure Regulator. No PEX shall be exposed to sunlight.** Contractor shall provide and install new shut off valves for all fixtures, back flow preventers for hose bibs and recessed boxes for washer and refrigerator water supply hook-ups. Contractor shall insulate all hot and cold supply lines. The Contractor shall implement the Environmental Protection Agency's (EPA) Best Management Practices for erosion and sedimentation control during construction, per the EPA document "Storm Water Management for Construction Activities" (EPA 832-R-92-005).

Location:

Complete house, interior and exterior.

Quantity:

Supply - 1 Kitchen, 2 Hose Bibs with 3/4 inch stub outs for landscapers,
1 Complete

PLUMBING, INTERIOR/EXTERIOR DRAIN AND WASTE LINES, SLAB (REPLACE) (A)

- 15 Contractor shall conduct a video survey of all underground drainage pipework to property line to establish root ingress, damaged pipework, fat build-up, blockages, incorrect falls, sagging and as-built information. This survey shall be utilized to establish the extent of repair and upgrade work necessary for underground / underslab system, if any. Contractor shall provide to owner a CD of video survey. Contractor shall replace vents and above ground drainage piping to be run at uniform grade of at least 1/4" per foot. Run to be as short and straight as possible to all fixtures. Replace main line from house to property line if existing is clay pipe. Provide all clean-outs as required by code. All affected areas to be returned to its original condition. Provide a 12" x 12" minimum tub access panel as necessary. The Contractor shall implement the Environmental Protection Agency's (EPA) Best Management Practices for erosion and sedimentation control during construction, per the EPA document "Storm Water Management for Construction Activities" (EPA 832-R-92-005).

Location:

Entire Dwelling, ABS/Cast Iron Drain and Waste lines

Quantity:

1 Inspection

PLUMBING, INT./EXT DRAIN and WASTE LINES, RAISED FOUNDATION (REPLACE) (A)

- 16 Replace all interior waste pipe lines (including main line) with all new ABS pipe. Remove all dead and unused runs. Waste, vents and drainage piping to be run at uniform grade of at least 1/4" per foot. Run to be as short and straight as possible to all fixtures. Replace main line from house to property line. Provide all clean-outs as required by code. Provide a 12" x 12" minimum tub access panel as necessary. The Contractor shall implement the Environmental Protection Agency's (EPA) Best Management Practices for erosion and sedimentation control during construction, per the EPA document "Storm Water Management for Construction Activities" (EPA 832-R-92-005).

Location:

Complete house, interior and exterior.

Quantity:

Drain / Waste - 20 Lin.Ft. 4" Sewer Main, 1 Kitchen,

PRIVATE SEWER DISPOSAL SYSTEM TO PUBLIC SEWER CONNECTION (PROP. LINE)

- 17 Abandon existing sewer disposal system from house to septic tank. Provide and pay all applicable permits and fees for the sewer work. Pump out and install new 4' ABS sewer line from kitchen, laundry and bathrooms of the house to the property line, with permits and approvals. Under the dwelling, re-route all individual waste lines to one main waste line. Return all surfaces including reinforced concrete slab in the house and or on the property affected by this work to match original condition. The Contractor shall implement the Environmental Protection Agency's (EPA) Best Management Practices for erosion and sedimentation control during construction, per the EPA document "Storm Water Management for Construction Activities" (EPA 832-R-92-005).

Location:

Quantity:

1 Complete

LATERAL FROM CITY SEWER SYSTEM TO PROPERTY LINE

- 18 Provide Public works permits to install 6" sewer lateral as per City specifications and requirements. Obtain required inspections and approvals

for the new sewer lateral installation. Provide and install new 6" VC sewer line from city main wye up to property line house connection with permits and approvals. Return all affected surfaces including existing concrete and or asphalt pavement improvements (if applicable) back to match original condition.

The Contractor shall implement the Environmental Protection Agency's (EPA) Best Management Practices for erosion and sedimentation control during construction, per the EPA document "Storm Water Management for Construction Activities" (EPA 832-R-92-005).

Location:**Quantity:**

1 Complete

WATER HEATER, (REPLACE) WITH GAS TANK-LESS ON-DEMAND SYSTEM (GREEN) (A)

- 19 Provide and install new On-Demand Hot Water System with minimum 91% Energy Star Qualified Gas Tank-less Water Heater. Water Heater must have a minimum 5 year warranty, dedicated electrical circuit, and a new dedicated gas Supply line and all required shut-offs for gas and water lines. The new dedicated gas supply line shall be sized per the manufacturer's recommendations (if the developed length of the new gas supply line is 30' or less, then the pipe shall be 3/4". If the developed length of the new gas line is over 30' then the pipe shall be 1". Provide and install a dedicated ambient return water supply line to include a hot water circulation pump with a thermal sensor and include one remote receiver and one switch in each bathroom and one switch in the kitchen. Insulate all hot and cold main waterlines. Water Heater and pump must be installed strictly per manufacturer's instructions.

Approved Models or Types:

For indoor, Noritz® N-0842MC-DV or its equivalent. (model number may change based on size of unit)

For outdoor, Noritz® N-0841MC or its equivalent. (model number may change based on size of unit)

Circulation pump, STS-70T-PF-P D'MAMD® PUMP www.gothotwater.com

Location:

House

Quantity:

1 Complete System,

PLUMBING, GAS SYSTEM INSPECTION & REPAIRS (A)

- 20 All existing appliance shut off valves to be inset in walls. Inspect complete gas system to ensure the system is sized properly for dwelling. Pressure test complete gas system and make any necessary repairs. Provide and install new shut off valves throughout gas system.

Location:**Quantity:**

1 Complete

PLUMBING, GAS SYSTEM (REPLACE) (A)

- 21 Provide and install new concealed rerouted Gas Supply System from meter main to all appliances using shortest feasible run, including all fittings, connections, runs, elbows, shutoff valves, cap-offs, tracer line and seismic shut off valve if required. RUN A NEW DEDICATED GAS LINE TO THE WATERHEATER PER MANUFACTURES RECOMMENDATIONS (if the developed length of the new gas supply line is 30' or less, then the pipe shall be 3/4". If the developed length of the new gas line is over 30' then the pipe shall be 1". Gas System to be sized to comply with all applicable building codes and Housing Department requirements. All lines to be secured to framing above ground level. Provide recessed boxes for dryer and stove hook-ups. Provide and install new 4" rigid aluminum vent tubing from the dryer location to an exterior 4" wall mounted dryer hood. The contractor shall relocate the gas meter per Gas Company. The Contractor shall implement the Environmental Protection Agency's (EPA) Best Management Practices for erosion and sedimentation control during construction, per the EPA document "Storm Water Management for Construction Activities" (EPA 832-R-92-005).

Location:

1 Meter relocate, 1 Kitchen, 1 HVAC,

Quantity:

1 Complete

GAS WALL FURNACE (NEW) (A)

- 22 Provide and install a new gas heater where indicated on plan, including all gas line, thermostat, flue piping and grills to provide a complete and code compliant installation. New furnace must be installed strictly per manufacturer's instructions. All work and venting to be complete, with furnace tested and operating. All manufacturer's instruction books and warranties to be provided to home owner.

Approved Models or Types:

Williams Monterey 25,000 BTU Top-Vent Wall Furnace

Location:

See Revised / Proposed Site And Floor Plan, New Construction / Repair General Notes and Painting General Notes.

Quantity:

1 Ea.

HEATING AND COOLING, HVAC (GREEN) (A)

- 23 Provide and install a new sealed combustion Energy Star qualified 90% efficiency HVAC system with minimum 11.5+ EER and 14+ SEER. Contractor to furnish duct layout plan with calculations from licensed heating company to owner prior to starting any work. The load, duct layout, and system selection shall be calculated per Manuals "J", "D", and "S". Installation to be complete including registers, returns, 7 day programmable wall thermostat in central area, ducts, electrical, plumbing, filter and removal of debris. All ducts must be sealed with duct mastic at all duct joints and seams. Bury all duct work in loose-fill ceiling insulation. Repair affected wall and floor surfaces to match existing as close as possible. Contractor to provide access to furnace per code. All work and venting to be complete with furnace operating. All manufacturer's instruction books and warranties to be provided to home owner. New furnace must be installed strictly per manufacturer's instructions. Cost of this item shall also include Duct pressure testing if required.

Location:

Entire Dwelling.

Quantity:

1 Sized per calculation

HEATING AND COOLING, DUCTLESS HVAC (GREEN) (A)

- 24 Provide and install a Energy Star qualified ductless HVAC system with minimum 12.5+ EER and 18.9 SEER. Include a new 7 Day programmable wall thermostat in a central area. Contractor to provide access to system per code. All work and venting to be complete with system operating.

All manufacturer's instruction books and warranties to be provided to home owner. New system must be installed strictly per manufacturer's instructions. System to include 1 ea. Minimum 80% efficiency ductless unit with 18.9 SEER rating sized to fit home and square footage of areas.

Approved Models or Types:

LG

Indoor Model LS240HSV, Outdoor Model LSU240HSV

Location:

Entire Dwelling.

Quantity:

1 Sized per calculation

HEATING AND COOLING, DUCTLESS HVAC (ADA ACCESSIBLE) (GREEN) (A)

- 25 Provide and install a Energy Star qualified ductless HVAC system with minimum 12.5+ EER and 18.9 SEER. Include a new 7 Day programmable wall thermostat in a central area. Contractor to provide access to system per code. All work and venting to be complete with system operating. All manufacturer's instruction books and warranties to be provided to home owner. New system must be installed strictly per manufacturer's instructions. System to include 1 ea. Minimum 80% efficiency ductless unit with 18.9 SEER rating sized to fit home and square footage of areas. All Work shall be completed per **2010 ADA Standard for Accessible Design** (department of Justice September 15, 2010)

Approved Models or Types:

LG

Indoor Model LS240HSV, Outdoor Model LSU240HSV

Location:

Entire Dwelling.

Quantity:

1 Sized per calculation

HEATING AND COOLING, CONDENSOR CAGE

- 26 Fabricate & install a new steel cage for the A/C condensor. Securely bolted to the slab. Provide and install new security bars built with 1/2" x 1/2" steel frame no more than 5" on center.

Location:

See Revised / Proposed Site And Floor Plan, New Construction / Repair General Notes and Painting General Notes.

Quantity:

1 Ea.

ELECTRIC, COMPONENT UPGRADE AND/OR REPAIR (GREEN) (A)

- 27 Provide and install upgrades and/or repairs to the electrical system as listed below. All work to be in full compliance with Building and Safety codes and Housing Department requirements.

Location:**Quantity:**

1 As listed

ELECTRIC, INSPECT & REPAIR EXISTING (GREEN) (A)

- 28 Inspect entire electrical system and ensure that the system is operating properly and to code. If deficiencies are found, contractor to make all necessary repairs. Contractor shall replace all existing switches, outlets, GFCI's, smoke/carbon monoxide detectors and light fixtures. This item shall include providing an underground electrical feed to the carport or garage and providing a light fixture controlled by a switch as well as an electrical outlet for the overhead door opener and a minimum of two task outlets on the walls.

Location:**Quantity:**

1 As listed

ELECTRIC, NEW SERVICE AND REWIRE STRUCTURE (GREEN) (A)

- 29 Obtain meter spot from Department of Water & Power, remove existing electric service. Replace existing with new 200Amp/240V service add new service weather head. Remove existing wiring and completely rewire structure with new three wire grounded system. All switches, outlets and light fixtures shall be installed as required by code. New wiring to allow for all fixtures to be controlled by switches (to be included) located at normal height per code. Work to include replacement of service panels, sub-panels, switches, outlets and wall and all covers. Remove all old boxes, old wiring and tubing. Install new doorbell and chimes to include wiring and transformer. The contractor shall also include replacing all light fixtures, smoke detectors, carbon monoxide detectors and exhaust fan with light in Bathrooms. This item shall include providing an electrical underground feed to the carport or garage and providing a light fixture controlled by a switch as well as an electrical outlet for the overhead door opener and task outlets on the walls. Label all breakers clearly as appropriate. All work to be in full compliance with Building and Safety codes and Housing Department requirements.

CIRCUITS:**Kitchen -**

Two (2) 20 amp, small appliance and general use circuits. Both supplying kitchen counter top duplex receptacles. Install outlets every four feet of counter top space, and every counter top space 12 inches and wider. Receptacles shall be GFCI receptacles or circuit GFCI protected (2-4 rule)

Walls -

Install new 20 amp general circuits throughout structure. Receptacle outlets every 12' of wall and fixed glass space, at every wall space two feet or wider, and in hallways 10 feet long. Bedroom circuits to be AFCI protected and on a dedicated circuit.

Bathroom -

One (1) 20 amp dedicated circuit serving bathroom receptacle outlets. Receptacle outlets to be GFCI receptacles or circuit GFCI protected. Space outlets per code requirements.

Microwave -

Install one individual circuit with duplex outlet for microwave, GFCI protected. Location selected by owner.

Dishwasher/Garbage Disposal -

Install one multi-wire, 20 amp circuit breaker per code with duplex outlet for dishwasher and garbage disposal.

Laundry -

Install one multi-wire, 20 amp GFCI circuit breaker per code with duplex outlet for laundry area.

Smoke/Carbon Monoxide Detector Combination -

Provide and install new hardwired Smoke/Carbon Monoxide Detector combination (Kidde Model KN-COSM-IB) with battery back-up in

each bedroom and connecting hallways. Smoke/Carbon Monoxide Detector Combination must have an audible alarm. Provide and install one Carbon Monoxide Detector (Kidde Model KN-COPF-i) with digital display capable of showing both the CO level recorded by the alarm since it was last reset or unplugged and the present level of Carbon Monoxide the unit is sensing in each hallway connecting to bedrooms. Smoke/Carbon Monoxide Detector Combination must be installed strictly per manufacturer's instructions.

Lighting -

Kitchens: All the installed wattage for lighting in kitchens shall be high efficiency. Bathrooms, Garages, Laundry Rooms, and Utility Rooms: All lighting shall be high efficiency fluorescent type. Living Rooms, Family Rooms, Dining Rooms, Dens, and Bedrooms: All lighting shall be high efficiency and shall be controlled by occupant sensor. Owner to choose Energy Star qualified lighting fixtures from Spec-Book.

Outdoor Lighting -

All outdoor lighting mounted to the building, garage, or to any accessory building on the same lot shall be high efficiency or shall be controlled by a photo-control/motion sensor combination. All light fixtures must be Energy Star approved. Owner to choose qualified lighting fixtures from Spec-Book.

Outdoor Convenience Receptacle -

Provide a general use circuit at rear exterior of dwelling. Receptacles shall be GFCI protected with weatherproof cover.

Outdoor Landscape Receptacle -

Provide at rear exterior of dwelling. Receptacles shall be GFCI protected with weatherproof cover.

Photovoltaic Panel Prep -

For a pitched roof condition, contractor shall provide a labeled 6" x 6" junction box in a centralized location in the attic space attached to the rafters. Run 3/4" flex from the junction box to a second 6" x 6" junction box adjacent to the supply side of the main electrical panel box. Connect the second junctions box to the supply side of the main electrical panel with 3/4" conduit. (Verify location with LAHD and RNLA staff prior to installation).

For a flat roof condition, contractor shall install a weatherproof, labeled 6" x 6" junction box attached to the parapet wall adjacent to the supply riser. Run 3/4" flex from the junction box to a second 6" x 6" junction box adjacent to the supply side of the main electrical panel. Connect the second junctions box to the supply side of the main electrical panel with 3/4" conduit. (Verify location with LAHD and RNLA staff prior to installation).

Electric Door Bell -

Provide and install a new door bell button at front door location and two-note chime to be located in hallway or central area. Install all necessary concealed wiring and electrical for complete job. Door bell transformer to be located in a hall closet or in a location where it cannot be seen. Verify with owner if it is not located on proposed plans.

Location:

Entire Dwelling. Spot by DWP, 200 Amp Electric/240V Service Entrance.

Quantity:

1 Complete

TELEPHONE & TV WIRING INSPECTION & REPAIRS (A)

- 30 Inspect, ring out and test existing telephone and cable TV connections. If deficiencies are found contractor to make all necessary repairs. Check service entrance box at exterior walls, secure and make necessary repairs.

Location:

Entire Dwelling

Quantity:

1 Complete

TELEPHONE & TV WIRING (NEW) (A)

- 31 Remove any existing TV, Telephone or Network cables. Provide and install CAT 6 bundled Telephone, Multimedia & RG-6 Quad Shielded Coaxial Cable TV wiring in the structure with a minimum of two coaxial connectors for cable TV, one jack for telephone and one jack for internet in each outlet box, with white wall plate covers. All cable wiring runs have to be concealed. Exterior service box and interior network box location shall be picked by the owner right over an electrical outlet or provide one if missing. Cost of this bid shall include interior network box for each residential unit, utility service entrance box on exterior wall, CAT 5E cables, RG-6 quad shielded coaxial cables, connectors and splitters for a complete installation. Dwelling shall have a telephone/multimedia box outlet for each Bedroom, Living Room and Kitchen.

Location:

- Kitchen -

Quantity:

Outlet

WINDOWS / PATIO DOORS, INSPECT & REPAIR (GREEN) (A)

- 32 Contractor Inspect all existing windows and screens for proper operation and damage. Contractor shall make any necessary repairs, if window can not be repaired contractor shall replace window. New windows shall be Energy Star (Milgard®) approved vinyl, dual glazed, white, nail-on or retrofit. Work shall include all rough framing, wood trim finish, and any stucco or drywall patching. All work shall be done in full compliance with all State, Federal and local code requirements. NOTE: All new windows shall have The National Fenestration Rating Council's (NFRC) window certification label/sticker permanently attached to the window with a minimum U-factor of .35 and a Solar Heat Gain Coefficient (SHGC) of .30.

PROVIDE OBSCURED GLASS FOR BATHROOMS.

Location: 'A' side

Location: 'B' side

Location: 'C' side

Location: 'D' side

Quantity:

WINDOWS / PATIO DOORS, VINYL (REPLACE/NEW) (GREEN) (A)

- 33 Contractor shall measure and verify all sizes before ordering new windows or doors. Provide and install new Energy Star approved vinyl, dual glazed, white, nail-on and/or retrofit windows and patio doors, as per proposed plans. Reframe all openings as necessary. Work shall include wood finish trims around opening and smooth caulking for the retrofit windows and doors. All nails or screws shall be galvanized. Provide and install one coat of primer and two coats of paint on all wood trim. All work shall be done in full compliance with all State, Federal and local code requirements. NOTE: All new windows and doors shall have The National Fenestration Rating Council's (NFRC) window certification label/sticker permanently attached to the window or door with a minimum U-Factor of .35 and a Solar Heat Gain Coefficient (SHGC) of .30.

PROVIDE OBSCURED GLASS FOR BATHROOMS.

Location: 'A' side
Location: 'B' side
Location: 'C' side
Location: 'D' side
Quantity:

WINDOWS. METAL SECURITY BARS (REPLACE/NEW) (GI)

34 Provide and install new security window bars built with 1/2" x 1/2" steel frame no more than 5" on center. Provide emergency releases in bedrooms as required by Code. IF window bars are not factory finished, window bars to be primed with metal rust inhibiting primer and painted as trim. Color to be selected by owner.

Location: 'A' side
0 Bars Wall 'A'
Location: 'B' side
0 Bars Wall 'B'
Location: 'C' side
0 Bars Wall 'C'
Location: 'D' side
0 Bars Wall 'D'
Quantity:
0 0

TEMPORARY PAPER WINDOW BLINDS

35 Furnish & install PAPER temporary blinds on all windows & patio doors

Location:
All windows and Patio Door
See Revised / Proposed Site And Floor Plan, New Construction / Repair General Notes and Painting General Notes.
Quantity:

SOLAR TUBE SKYLIGHTS, NEW (GREEN) (A)

36 Provide and install a solar tube skylight per manufacturers written instructions. Where tube penetrates attic space, wrap with R-19 insulation.

Approved Models or Types:
Solatube Brighten Up Series Daylighting System 160Dse
Location:
Hall
See Revised / Proposed Site And Floor Plan, New Construction / Repair General Notes and Painting General Notes.
Quantity:

DOORS, EXTERIOR PREHUNG FRONT ENTRY 1 3/4" (REPLACE) (A)

37 Provide and install a new pre-hung, pre-finished, door and new Handset including knob and deadbolt both keyed alike. Installation complete with pressure type weather-strip, aluminum threshold, butt hinges, door stop, 2 1/2" door casings, exterior molding, lockset and peep through glass hole. Adjust rough opening if needed. Sill to be sloped to drain. Jamb top and side to be solid rabbeted pine. Door, weather-strip and threshold must be adjusted so paper will not push through. Set all nails, fill holes, and sand the door casings and apply caulking at surface joints. Prime and paint.

Approved Models or Types:
Door: Masonite 1 3/4" solid core fir door (4 Lite, 4 Panel design)
Handset: Schlage Sutton handleset w/620 Antique Pewter model number FA360 STN 620 (interior lever to match interior door hardware)
Location:
Front entry
Quantity:
1 Ea.

DOORS, EXTERIOR PREHUNG BACK, SIDE, GARAGE ENTRY 1 3/4" (REPLACE) (A)

38 Provide and Install a new pre-hung, pre-finished door and handset. All installations complete with pressure type weather-strip, aluminum threshold, butt hinges, door stop, 2 1/2" door casings, exterior molding and lockset. Adjust rough opening if needed. Sill to be sloped to drain. Jamb top and side to be solid rabbeted pine. Door, weather-strip and threshold must be adjusted so paper will not push through. Set all nails, fill holes, and sand the door casings and apply caulking at surface joints. Prime and paint.

Approved Models or Types:
Door: Masonite 1 3/4" solid core fir door with raised 2 panel design
Handset: Schlage F81 entrance handleset ("Flair" lever handle) with J82 deadbolt
Location:
Quantity:
Ea.

DOOR, METAL SECURITY GRILL (REPLACE) (GI)

39 Provide and install new security door built with 1" X 1" iron frame and "pin hole" security screen. Lock to be single cylinder (matching antique pewter finish) and shall not conflict with lock(s) on door. If door is not factory finished, door to be primed with metal rust inhibiting primer and painted as trim. Color to be selected by owner.

Location:
Quantity:
Ea.

DOORS, INTERIOR PREHUNG / BYPASS / BIFOLD 1-3/8" (REPLACE) (A)

40 Frame in openings for new doors. Framing to include properly sized headers, trimmers, king studs and cripples. Provide and install new pre-hung, pre-finished white door, bypass, or bifold with raised 2 panel design complete with all associated hardware, such as: properly

sized jambs, butt hinges, door stop, passage lock, door casings, rollers, track and guides. Set all nails, fill holes, and sand the door casings and apply caulking at surface joints. Prime and paint. Where applicable, provide and install door hardware, hinge finish to match; and provide privacy locks at bathrooms and master bedroom. Use appropriate matching finish hardware for bypass or bifold doors.

Approved Models or Types:

Doors: Masonite 1-3/8" interior hollow core door, bypass, or bifold with raised 2 panel design

Hardware: Schlage "Flair" lever type door hardware in #620 antique pewter finish

Location:

Quantity:

INSULATION GENERAL NOTES

All insulation must be installed strictly per the manufacturer's instructions. Insulation shall be installed so that it uniformly fills each cavity side-to-side, top-to-bottom, and front-to-back. Batt Insulation must not be compressed. Batts shall be cut to butt-fit around wiring and plumbing, or be split (delaminated) so that one layer can fit behind the wiring or plumbing, and one layer fit in front. Insulation shall be blown to a uniform thickness throughout the attic with all areas meeting or exceeding the insulation manufacturer's minimum requirements for depth and weight-per-square-foot. LAHD and RNLA staff will perform a quality insulation installation inspection prior to drywall being installed.

INSULATION BATT, SUB-FLOORS R-19 (GREEN) (A)

- 41 Remove all existing sub-floor insulation. After Air Sealing (see above), install fiberglass batt R19 insulation to the entire sub-floor of the dwelling. All insulation shall be attached securely so that it can't be easily blown or displaced. All materials shall be installed strictly per manufacturer's instructions. Contact Construction Specialist for inspection prior to the installation of insulation.

Location:

Entire sub-floor of dwelling

Quantity, Approximately:

0 Sq.Ft.

INSULATION, SUB-FLOOR (SPRAY FOAM) (GREEN) (A)

- 42 After all mechanical systems, including but not limited to ductwork, plumbing and wiring have been installed and after Air Sealing (see above), install a closed-cell spray foam insulation manufactured by CertainTeed or an owner approved equal at a density of 3.25 Pounds per Cubic Foot that conforms to the Consumer Product Safety Commission's 16 Code of Federal Regulations (CFR) Part 1209. Protect electrical boxes, ductwork outlets and other components in the sub-floor whose performance would be compromised by the application of the cellulose. The installation shall completely fill the specified cavities of the building Sub-floor without voids. The worksite shall be cleaned to remove overspray and scrubbed cellulose. All materials shall be installed strictly per manufacturer's instructions. The installation shall be allowed to cure to the manufacturer's requirements.

Location:

Entire sub-floor of dwelling

Quantity, Approximately:

0 Sq.Ft.

INSULATION BORE AND FILL, EXTERIOR WALLS R-13 (GREEN) (A)

- 43 After Air Sealing (see above), drill 2-1/8" to 2-9/16" access holes for each stud cavity in the areas specified in interior or exterior locations approved by the RCS. Install blow in borax treated (no ammonium sulfate permitted), cellulose insulation per manufacturer's specifications and dense-packed into all specified wall cavities to a minimum density of 3.5 lbs. per Cubic Foot for the entire cavity. Use a 1" to 1-1/4" ID vinyl (wall Tube) attached to the standard cellulose blower tubing to place the cellulose deep into the wall cavity. Check each stud cavity for blocking and other obstructions prior to insulating. Carefully seal all drilled holes with wood or foam plugs and patch all holes.

Location:

All exterior walls of dwelling

Quantity, Approximately:

0 Sq.Ft.

INSULATION, EXTERIOR WALLS (BATT) (GREEN) (A)

- 44 After Air Sealing (see above), Install fiberglass batt R13 insulation to all exterior walls to roof line. Vapor barrier to be to the inside with all batt fastening strips stapled securely to side front edges of framing. All spaces within framing to be filled with insulation, e.g. corners, partition leads around windows etc. All materials shall be installed strictly per manufacturer's instructions. Contact Construction Specialist for inspection prior to the installation of insulation for Air Sealing Inspection.

Location:

All exterior walls of dwelling

Quantity, Approximately:

0 Sq.Ft.

INSULATION, EXTERIOR WALLS (SPRAY FOAM) (GREEN) (A)

- 45 After all mechanical systems, including but not limited to ductwork, plumbing and wiring have been installed, and after Air Sealing (see above), install a closed-cell spray foam insulation manufactured by CertainTeed or an owner approved equal at a density of 3.25 Pounds per Cubic Foot that conforms to the Consumer Product Safety Commission's 16 Code of Federal Regulations (CFR) Part 1209. Protect electrical boxes, ductwork outlets and other components in the wall whose performance would be compromised by the application of the cellulose. The installation shall completely fill the specified cavities of the building envelope without voids. After spraying the cellulose will be scrubbed off of the face of the interior side of the framing so that the surface of the installed cellulose is flush with the framing, and so that the finished wall surface may be installed directly on the face of the framing without obstruction. The worksite shall be cleaned to remove overspray and scrubbed cellulose. All materials shall be installed strictly per manufacturer's instructions. The installation shall be allowed to cure to the manufacturer's requirements prior to the installation of any drywall.

Location:

All exterior walls of dwelling

Quantity, Approximately:

0 Sq.Ft.

INSULATION, CEILINGS (BLOWN - IN) (GREEN) (A)

- 46 Remove all existing attic insulation. After Air Sealing (see above), install blown in borax treated (no ammonium sulfate permitted), cellulose insulation per manufacturer's specifications in attic. Cellulose insulation must a minimum density of 3.5 lbs per cubic foot. Maintain ventilation routes from soffit and other vents with baffles. Insulate the attic access hatch with 3" of reflective foil faced polyisocyanurate foam and seal edges with compatible foil tape. All materials shall be installed strictly per manufacturer's instructions. Contact Construction Specialist for inspection prior to the installation of insulation.

Location:

Entire attic of dwelling

Quantity, Approximately:

0 Sq.Ft.

INSULATION, CEILINGS R-30 (BATT) (GREEN) (A)

- 47 After Air Sealing (see above), Install fiberglass batt R30 insulation to all ceilings. All spaces within framing to be filled with insulation. All materials shall be installed strictly per manufacturer's instructions. Contact Construction Specialist for inspection prior to the installation of insulation for Air Sealing Inspection.

Location:

Entire attic of dwelling

Quantity, Approximately:

0 Sq.Ft.

RADIANT BARRER FOIL

- 48 Install radiant barrier roof foil to underside of roof joists (perpendicular to joist direction) per manufacturer's written instructions, stapling every 14" to 18" with a 2" overlap at seams. Cut around vertical bracing as necessary using Foil Tape to patch any slits in the foil resulting from cuts. Provide a minimum of 2" clearance around any exhaust or flue pipes. Cut openings in the foil below roof vents to allow attic air to vent.

Approved Models or Types:

Energy Efficient Solutions LLC, ARMA FOIL™

Location:

Entire attic of dwelling

Quantity, Approximately:

0 Sq.Ft.

DRYWALL, NEW / PATCH AND REPAIR

- 49 Contractor to patch all walls and ceilings to ensure a smooth uniform finish ready for primer and paint; if plaster surfaces remain, contractor to use appropriately sized drywall to insure level surfaces. Unless otherwise specified, match surrounding as to materials, thickness, style and method of installation. All materials shall be applied dry with the temperature between 55- 100 degrees F. Provide casing beads and install with non-drying mastic at all exposed edges, corners and abutments. Set all nail and screw heads. Apply tape and filler. Feather all edges. Wet sand, ready for paint. Use water resistant drywall in wet areas.

Location:

After lead remediation, access for removal and replacement of plumbing, gas, electrical and HVAC runs is complete, repair all drywall as needed throughout entire dwelling. Including drywall for blanked off doors and repositioned windows.

Quantity, Approximately:

As Needed throughout Dwelling

DRYWALL, 5/8" FIRE RATED (A)

- 50 Repair all damaged drywall or holes on wall with 5/8" Type "X" (or as applicable) fire-rated drywall. Attached to the framing with approved fasteners. Tape and smooth finish joints and fastening heads, with two coats of compound and one coat of topping. Sand and prepare for paint.

Location:

Quantity, Approximately:

Sq.Ft.

FINISH FIXTURES (GREEN) (A) BATHROOMS

PLUMBING, TUB (REPLACE / NEW) (A)

- 51 Provide and install new 60"X 30" X14" cast iron Bathtub. Tub shall be of one-piece construction with slip resistant bottom surface, connected to new supply and new drain lines including all water seal, associated hardware and finish. Caulk all edges with matching color.

Approved Models or Types:

Bathtub: Kohler® Model # K-715-0 Bathtub or approved equal

Location:

Bathroom

Quantity:

0 Tub

HOT MOP SHOWER PAN

- 52 Frame in the new shower dam 2" (Min) Above the drain (typical 3 ea 2x4 stacked) block walls, typically 2 x 12 per code. drain shall be a 2 piece hot - mop style, Hot mop shall be sloped to the drain 1/4" per foot with drypack mortar, 4 Plies of quality asphalt, 3 plies of 15 Lb. perforated felt, fiberglass mesh in the corners and curb jambs. Include a water test. Provide and install a shower door to match opening. Provide owner a cut sheet and/or brochure on the type of door selected prior to installation.

Location:

Quantity:

Shower Pan

HOT MOP SHOWER PAN (ADA ACCESSIBLE) (A)

- 53 Shower and entire bathroom floor shall be hot mopped and prepared for tile installation. Frame in blocking at bottom of all bathroom walls, typically 2 x 12 per code. Bathroom must have two floor drains, one in the center of the shower and the other in the center of the bathroom. Shower drains must be 2 piece hot mop type. Hot mop shall be sloped to the drains at a 1/4" per foot with drypack mortar, 4 Plies of quality asphalt, 3 plies of 15 Lb. perforated felt and fiberglass mesh in the corners. Include a water test.

Location:

Bathroom

Quantity:
Sq.Ft.

TUB SURROUND

54 Provide and install standard glazed ceramic tile to full height of walls around tub. Grout joints shall be 1/16" in space; neat and uniform with color to match tile. Tiles must be laid out properly to avoid small pieces less than half a tile size. Install tile on plastic cement base reinforced with corrosion resistant metal lath min. 3/4" thick over two layers of #15 asphalt impregnated felt. Allow one row of tile to extend to floor at each end of tub to prevent wall decay. All exposed edges must have matching cove finish. Caulk tile and tub at floor with matching grout color caulking. Include soap dish at center of side wall, 22" above finished floor and corner shelf adjacent to shower head, 54" above finished floor.

Approved Models or Types:

Tile: Daltile® CASTLE DE VERRE TURRET BEIGE CV-10, 13" X 13" glazed ceramic tile
Soap dish: Daltile® Resin - #0001BA725HDIP, color 0001 - travertine
Shelf: Daltile® Resin - #0001BA780HDIP, color 0001 - travertine

Location:

Bathroom

Quantity:

0 Surround

TUB SURROUND (MULTI FAMILY)

55 Provide and install standard glazed ceramic tile to full height of walls around tub. Grout joints shall be 1/16", neat and uniform with color to match tile. Tiles must be laid out properly to avoid small pieces less than half a tile size. Install tile on plastic cement base reinforced with corrosion resistant metal lath min. 3/4" thick over two layers of #15 asphalt impregnated felt. Allow one row of tile to extend to floor at each end of tub to prevent wall decay. All exposed edges must have matching cove finish. Caulk tile and tub at floor with matching grout color caulking. Include soap dish at center of side wall, 22" above finished floor and corner shelf adjacent to shower head, 54" above finished floor.

Approved Models or Types:

Tile: Daltile® Ceramic Semi-Gloss 6" x 6" tile - white
Soap dish: Daltile® - BA725, color - white
Shelf: Daltile® BA765, color - white

Location:

Bathroom

Quantity:

0 Surround

SHOWER / BATHROOM (ADA ACCESSIBLE) (MULTI FAMILY) (GREEN) (A)

56 Provide and install standard glazed ceramic tile to full height of shower walls and entire bathroom floor. Grout joints shall be 1/16"; neat and uniform with color to match tile. Tiles must be laid out properly to avoid small pieces less than half a tile size. Install tile on plastic cement base reinforced with corrosion resistant metal lath min. 3/4" thick over two layers of #15 asphalt impregnated felt. Allow one row of tile to extend to floor at each side of shower to prevent wall decay. Provide and install new 6" cove base for entire bathroom. All exposed edges must have a cove finish. Include soap dish and shelf at accessible height.

All work shall be completed per **2010 ADA Standards for Accessible Design (Department of justice September 15, 2010)**

Approved Models or Types:

Floor Tile: Daltile® 2"x2" Urban Putty Speckle (D201(1))
Shower Wall Tile: Daltile® Ceramic Semi-Gloss 6" x 6" tile - white
Soap dish: Daltile® - BA725, color - white
Shelf: Daltile® BA765, color - white

Location:

Bathroom

Quantity:

0 Surround

PLUMBING, TUB / SHOWER FIXTURES (REPLACE) (GREEN) (A)

57 Provide and install chrome faucet/spout capable of 1.5 GPM (gallons per minute). Faucets shall have pressure balance control valve, diverter valve, spout and showerhead rated at 1.5 GPM (gallons per minute).

Approved Models or Types:

Fixtures: Delta ProMonitor® Scald-Guard® Tub & Shower Model # 134 900 chrome faucet/spout

Location:

Bathroom

Quantity:

0 Bathroom

PLUMBING, SHOWER FIXTURES (ADA ACCESSIBLE) (REPLACE) (GREEN) (A)

58 Provide and install chrome faucet/spout capable of 1.5 GPM (gallons per minute). Faucets shall have pressure balance control valve, diverter valve, spout and showerhead rated at 1.5 GPM (gallons per minute). All Work shall be completed per **2010 ADA Standards for Accessible Design**, (Department of Justice September 15, 2010). Shower Fixtures must be installed strictly per manufacturer's instructions.

Approved Models or Types:

Fixtures: American Standard FloWise Commercial Shower System 1.5 GPF Shower System Kit with Hand Shower
Shower Seat: Bobrick Model # B-5181

Location:

ADA Accessible Bathroom

Quantity:

0 Bathroom

PLUMBING, WATER CLOSET, (TOILET) (REPLACE) (GREEN) (A)

59 Provide and install a 1.0 GPF close-coupled, white, vitreous china commode. Include plastic or pressed wood white seat, supply line, shut off valve, and wax ring. Toilet must be installed strictly per manufacturer's instructions.

Approved Models or Types:

Kohler Wellworth K-3531-TR-0 Pressure Lite Elongated or any approved by California Urban Water Conservation Council (CUWCC)

Location:

Bathroom

Quantity:

0 Ea.

PLUMBING, WATER CLOSET, (ADA ACCESSIBLE) (TOILET) (REPLACE) (GREEN) (A)

60 Provide and install a 1.0 GPF close-coupled, white, vitreous china commode. Include plastic or pressed wood white seat, supply line, shut off valve, and wax ring. All Work shall be completed per **2010 ADA Standards for Accessible Design** (Department of Justice September 15, 2010). Toilet must be installed strictly per manufacturer's instructions.

Approved Models or Types:

Kohler Highline Pressure Lite 1.0 GPF Model K-3591 with Water Sense Label

Location:

ADA Accessible Bathroom

Quantity:

0 Ea.

VANITY CABINET AND MIRROR (REPLACE) (GREEN) (A)

61 Provide and install new vanity cabinet complete with man-made marble integral sink top. Provide backsplash where top meets rear and side walls. Install a mirror with satin chrome channel, above the rear back splash, the entire width of the cabinet. Cabinet to be set level and plumb, and shall be fastened to wall studs with screws pre-drilled to avoid splitting. Face frames, drawer fronts, doorframes must be stain grade solid hardwood. Exposed sides and door panels to be stain grade oak veneer over plywood. Use maximum size space allows.

Location:

Quantity:

0 Total

LAVATORY AND MIRROR WALL MOUNTED (ADA ACCESSIBLE) (REPLACE) (GREEN) (A)

62 Provide and install new wall mounted lavatory. All work shall be completed per **2010 ADA Standards for Accessible Design** (Department of Justice September 15, 2010) Provide and install mirror above new wall mounted Lavatory (24"x36") Lavatory and mirror must be installed strictly per manufacturer's instructions.

Approved Models or Types:

Lavatory: Kohler Model K-1997

Location:

ADA Accessible

Quantity:

0 Total

VANITY MIRROR (REPLACE) (A)

63 Provide and install new glass mirror with satin chrome channel, over vanity or sink.

Location:

Quantity:

Total

PEDESTAL SINK

64 Provide and install a new pedestal sink. Pedestal sink must be vitreous china, white, oval, and 4" center set for faucet.

Location:

Quantity:

Ea.

PLUMBING, LAVATORY SINK FAUCET (REPLACE) (GREEN) (A)

65 Provide and install new single lever chrome faucet capable of 1.5 GPM (gallons per minute) or less to replace existing, connected to new hot and cold supply lines, inclusive of all hookups, connections, associated hardware, caulking and cleanup. The Contractor shall install a water saving aerator to the new faucets.

Approved Models or Types:

Delta® (Model 520-MPU-DST)

Location:

Bathroom

Quantity:

0 Ea.

PLUMBING, LAVATORY FAUCET (ADA ACCESSIBLE) (REPLACE) (GREEN) (A)

66 Provide and install new single lever chrome faucet capable of 1.5 GPM (gallons per minute) or less to replace existing, connected to new hot and cold supply lines, inclusive of all hookups, connections, associated hardware, caulking and cleanup. All work shall be complete per **2010 ADA Standards for Accessible Design** (Department of Justice September 15, 2010). Faucet must be intalled strictly per manufacturer's instructions.

Approved Models or Types:

Delta® (Model 520-MPU-DST)

Location:
Bathroom
Quantity:
0 Ea.

MEDICINE CABINET

67 Provide and install new RECESSED mounted medicine cabinet. Medicine cabinet's interior must be either plastic or metal and the door must be glass/mirror, NO frame around the door. Include all necessary mounting hardware and caulking. Cabinet to be set level and plumb, and shall be fastened to wall studs with cabinets screws.

Approved Models or Types:

Home Depot 16" x 26" Prism Beveled Medicine Cabinet Model # MM1027, SKU # 197968

Location:
Bathroom
Quantity:
0 Ea.

MEDICINE CABINET (ADA ACCESSABLE) (NEW) (A)

68 Provide and install new RECESSED mounted medicine cabinet. Medicine cabinet's interior must be either plastic or metal and the door must be glass/mirror, NO frame around the door. Include all necessary mounting hardware and caulking. Cabinet to be set level and plumb, and shall be fastened to wall studs with cabinets screws. All work shall be completed per **2010 ADA Standards for Accessible Design** (Department of Justice September 15, 2010) Medicine Cabinet to be installed strictly per manufacturer's instructions.

Approved Models or Types:

Home Depot 16" x 26" Prism Beveled Medicine Cabinet Model # MM1027, SKU # 197968

Location:
Bathroom
Quantity:
0 Ea.

BATHROOM, ACCESSORIES (NEW) (GI)

69 Provide and install new bathroom accessory set consisting of two 24" towel bars, towel ring and toilet paper holder, brushed nickel finish. Provide and install new shower rod. Provide framing blocks as necessary for concealed fasteners. Contractor shall secure accessories properly to the wall with approved screws and fasteners.

Approved Models or Types:

Delta Decor Bathware Crestfield Satin Nickel Model # 125404 towel bar
Delta Decor Bathware Crestfield in Satin Nickel Model # 125405 towel ring
Delta Decor Bathware Crestfield in Satin Nickel Model # 125406 toilet paper holder
Moen DN2160BN Brushed Nickel Curved Shower Rod

Location:
Bathroom
Quantity:
0 Sets

BATHROOM, ACCESSORIES (ADA ACCESSIBLE) (NEW) (GI)

70 Provide and install new bathroom accessory set consisting of two 24" towel bars, towel ring and toilet paper holder, brushed nickel finish. Provide and install new shower rod. Provide framing blocks as necessary for concealed fasteners. Contractor shall secure accessories properly to the wall with approved screws and fasteners. All work shall be completed per **2010 ADA Standards for Accessible Design** (Department of Justice September 15, 2010) All accessories to be installed strictly per manufacturer's instructions.

Approved Models or Types:

Delta Decor Bathware Crestfield Satin Nickel Model # 125404 towel bar
Delta Decor Bathware Crestfield in Satin Nickel Model # 125405 towel ring
Delta Decor Bathware Crestfield in Satin Nickel Model # 125406 toilet paper holder
Moen DN2160BN Brushed Nickel Curved Shower Rod
Moen Model# R8736D3GBN Grab Bar (36")
Moen Model# LR8724D3GBN Grab Bar (24")

Location:
Bathroom
Quantity:
0 Sets

PASSIVE AIR INLET (NEW) (G)

71 Contractor shall provide Passive Inlet Vent in exterior wall where indicated on plan. Provide jumper vent from bedroom to hallway. Install per manufactures instructions. Air seal and repair any surround areas damaged by installation.

Approved Models or Types:

Panasonic Model Number: FV-GKF32S1
Tamarack Technologies Inc. Return Air Pathway Model 14.8 (14" x 8")

Location:
Quantity:
0 Ea.

ELECTRIC, HALF BATH EXHAUST VENT FAN & LIGHT (NEW) (GREEN) (GI)

72 Provide and install new vent fan including 4" galvanized metal duct (not flex duct) and vent to the exterior. All duct seams and connections shall be sealed with duct mastic. Insulate the ductwork with vinyl or foil faced R-6 minimum duct insulation. Air seal fan assembly to the ceiling with caulk. Also provide and install a "puff" style vanity light. Fan and light shall each be controlled by separate switches. All work shall be done in full compliance with all State, Federal and Local code requirements.

Approved Models or Types:

Panasonic WhisperCeiling Model # FV-05VQ5

Location:

Half Bath

Quantity:
1 Ea.

ELECTRIC, BATH #1 EXHAUST VENT FAN (NEW, CONTINUOUS) (GREEN) (GI)

73 Provide and install new vent fan including 4" galvanized metal duct (not flex duct) and vent to the exterior. All duct seams and connections shall be sealed with duct mastic. Insulate the ductwork with vinyl or foil faced R-6 minimum duct insulation. Air seal fan/light assembly to the ceiling with caulk. All work shall be done in full compliance with all State, Federal and Local code requirements.

Approved Models or Types:

Panasonic Whisper Green-Lite Model # FV-08VKSL3

Continuous fan setting calculation = Bedroom count +1 x 7.5 + 1 CFM per each 100 square feet of floor area Set at 20 min. intervals.

SET FAN CFM's TO: 7.5 CFM

Location:

Bathroom #1

Quantity:

1 Ea.

ELECTRIC, BATH #2 EXHAUST VENT FAN (NEW) (GREEN) (GI)

74 Provide and install new vent fan including 4" galvanized metal duct (not flex duct) and vent to the exterior. All duct seams and connections shall be sealed with duct mastic. Insulate the ductwork with vinyl or foil faced R-6 minimum duct insulation. Air seal fan/light assembly to the ceiling with caulk. All work shall be done in full compliance with all State, Federal and Local code requirements.

Approved Models or Types:

Panasonic Whisper Green-Lite Model # FV-08VKL1

Location:

Bathroom #2

Quantity:

1 Ea.

FINISH FIXTURES (GREEN) (A) KITCHEN

CABINETS, KITCHEN, BASE, WALL, AND STORAGE / LINEN (REPLACE) (A)

75 Provide and install new wood cabinets. Face frames, drawer fronts, doors and door frames to be stain grade solid hardwood. Exposed ends, sides to be stain grade hardwood veneer over plywood. All cabinets shall have backs constructed of stain grade hardwood veneer over plywood. Shelves shall be adjustable and made from plywood. Cabinets must be finished inside and out. Provide a refrigerator side panel where the refrigerator side is open. (Based on Kitchen layout)

Location:

Kitchen

Quantity, Approximately:

CABINETS, KITCHEN, BASE, WALL, AND STORAGE / LINEN (ADA ACCESSIBLE) (REPLACE) (A)

76 Provide and install new hardwood cabinets. Face frames, drawer fronts, doors and door frames to be stain grade solid hardwood. Exposed side panels to be stain grade veneer over plywood. All cabinets shall have backs constructed of stain grade veneer over plywood. Shelves shall be adjustable and made from plywood. Provide a refrigerator side panel where the refrigerator side is open. (Based on Kitchen layout) Provide an install trim to all walls and ceilings. Interior and exterior finish of cabinets to consist if one coat of stain and two coats of polyurethane finish on all surfaces. All stains and finishes must Low or Zero VOC. Finish maximum countertop height from finish floor shall be 34 inches. Provide accessibility to kitchen sink and all appliances. All work shall be completed per **2010 ADA Standards for Accessible Design** (Department of Justice September 15, 2010) Kitchen Layout, colors and style to be approved by Owner.

Location:

Kitchen

Quantity, Approximately:

CABINETS, KITCHEN, BASE, WALL (REMOVE AND REINSTALL) (GREEN) (A)

77 Carefully remove existing base and wall cabinets, clean and make any necessary repairs. Re-install all cabinets on the same layout after all walls have been prepped, painted and floors installed. Provide trims to all cabinets.

Location:

Kitchen

Quantity, Approximately:

Lin.Ft.

APPLIANCE, HOOD- RANGE PREP- GARBAGE DISPOSAL- DISHWASHER (NEW) (GREEN) (A)

78 **Hood -**

Provide and install new Energy Star Qualified Stainless Steel range hood ducted to the exterior with integral minimum two speed fan control and light switched separately capable of a minimum 100 CFM at 0.9 Sones and a maximum of 280 CFM at 5.5 Sones. Attach hood to cabinet with screws. Include metal vent with all seams sealed with duct mastic, and roof or wall cap/damper assembly flashed appropriately for the exterior finish.

Range Prep-

Provide all gas and electrical connections for a 30" gas range, and 30 1/4" clear opening dimension for placement.

Disposal -

Provide and install new garbage disposal, hooked up to new plumbing and electrical inclusive of all connections, associated hardware, caulking and cleanup.

Dishwasher -

Provide and install new Energy Star, Stainless Steel dishwasher, connected to hot water supply line, inclusive of plumbing hookups and electrical connection. Dishwasher shall have a minimum 3 level, and 4 wash cycles along with an Energy Star rating.

All appliances to be bought directly from Whirlpool, per attached Appliance Instruction Sheet.

All work to be in full compliance with applicable Building & Safety codes and Housing Department requirements.

Approved Models or Types:

Hood: Broan QDE Series Range Hood
Disposal: InSinkErator® Evolution Essential® ¾ HP
Dishwasher: Whirlpool® (Model #DU1055XTVS)

Location:

Kitchen

Quantity:

1 Hood 1 Range Prep. 1 Disposal 1 Dishwasher

APPLIANCE, HOOD- RANGE PREP- GARBAGE DISPOSAL (NEW) (ADA ACCESSIBLE) (GREEN) (A)

79 Hood -

Provide and install new Energy Star Qualified Stainless Steel range hood ducted to the exterior with integral minimum two speed fan control and light switched separately capable of a minimum 100 CFM at 0.9 Sones and a maximum of 280 CFM at 5.5 Sones. Attach hood to cabinet with screws. Include metal vent with all seams sealed with duct mastic, and roof or wall cap/damper assembly flashed appropriately for the exterior finish. All appliances must be installed strictly per manufacturer's instructions.

Range Prep.-

Provide all gas and electrical connections for a 30" gas range, and 30 ¼" clear opening dimension for placement.

Disposal -

Provide and install new garbage disposal, hooked up to new plumbing and electrical inclusive of all connections, associated hardware, caulking and cleanup.

Approved Models or Types:

Hood: Air King Ventilation Products ES-308ADA 30" Wide Range Hood, Stainless Steel
Disposal: InSinkErator® Evolution Essential® ¾ HP

Location:

Kitchen

Quantity:

1 Hood 1 Range Prep. 1 Disposal

COUNTERTOP, GRANITE PRE-FABRICATED (NEW) (GREEN)

80 Provide and install new pre-fabricated granite counter top with bull-nose front and 4" backsplash. Include end-caps, side splash and caulking. Properly secured to cabinet and walls. Owner to choose color.

Location:

Kitchen

Quantity, Approximately:

0 Sq.Ft.

COUNTERTOP, GRANITE PRE-FABRICATED (ADA ACCESSIBLE) (NEW) (GREEN)

81 Provide and install new pre-fabricated granite counter top with bull-nose front and 4" backsplash. Include end-caps, side splash and caulking. Properly secured to cabinet and walls. Maximum countertop height shall be 34 inches. Owner shall select color. All work shall be completed per **2010 ADA Standards for Accessible Design** (Department of Justice September 15, 2010)

Location:

Kitchen

Quantity, Approximately:

0 Sq.Ft.

PLUMBING, KITCHEN, SINK AND FAUCET (REPLACE) (GREEN) (A)

82 Provide and install new stainless steel self-rimming double bowl sink connected to new drain lines. Provide and install single lever faucet capable of 1.5 GPM (gallons per minute) or less connected to new hot and cold supply lines, inclusive of all hookups, connections, associated hardware, caulking and cleanup.

Approved Models or Types:

Sink: Kohler® (Model K-3145-4) 33"L X 22"X 8"D stainless steel self-rimming double bowl sink
Faucet: Delta® (Model 300-SS-DST-A)

Location:

Kitchen

Quantity:

1 Ea.

PLUMBING, KITCHEN, SINK AND FAUCET (ADA ACCESSIBLE) (REPLACE) (GREEN) (A)

83 Provide and install new stainless steel self-rimming double bowl sink connected to new drain lines. Provide and install single lever faucet capable of 1.5 GPM (gallons per minute) or less connected to new hot and cold supply lines, inclusive of all hookups, connections, associated hardware, caulking and cleanup. All work shall be completed per **2010 ADA Standard for Accessible Design** (Department of Justice September 15, 2010)

Approved Models or Types:

Sink: Kohler® (Model K-3145-4) 33"L X 22"X 8"D stainless steel self-rimming double bowl sink
Faucet: Delta® (Model 300-SS-DST-A)

Location:

Kitchen

Quantity:

1 Ea.

FLOORING

FLOOR CERAMIC TILE (NEW) (GREEN)

84 Provide and install new ceramic tile floor. Grout shall be neat and uniform with color to match tile and grout joints no greater than 1/16'. All cutting is to be straight and true. Cracks or cut marks are not acceptable. Lay out tile to run (* WITH A DIAGONAL PATTERN *) adjacent to wall surfaces with no piece smaller than a half tile next to outer edges. Install tile on plastic cement base reinforced with corrosion resistant

metal lath min. 3/4" thick on two layers of #15 asphalt impregnated felt. Lath and felt paper must be placed over 3/4" plywood base. Base to extend under cabinets. Prep all floors as necessary.

Approved Models or Types:

Daltile® CASTLE DE VERRE TURRED BIEGE CV-10, 20" X 20" glazed ceramic floor tile.

Allowance for Floor Tile: \$3.50 (Special RNLA pricing @ Daltile City of Industry Store)

Location:**Quantity, Approximately:**

Sq.Ft.

FLOOR CERAMIC TILE, SLAB (NEW) (GREEN)

- 85 Provide and install new ceramic tile floor. Grout shall be neat and uniform with color to match tile and grout joints no greater than 1/16'. All cutting is to be straight and true. Cracks or cut marks are not acceptable. Lay out tile to run (* WITH A DIAGONAL PATTERN *) adjacent to wall surfaces with no piece smaller than a half tile next to outer edges. Install tile on level slab, include self leveler in quote. Base to extend under cabinets. Prep all floors as necessary.

Approved Models or Types:

Daltile® CASTLE DE VERRE TURRED BIEGE CV-10, 20" X 20" glazed ceramic floor tile.

Allowance for Floor Tile: \$3.50 (Special RNLA pricing @ Daltile City of Industry Store)

Location:**Quantity, Approximately:**

Sq.Ft.

FLOORING, BAMBOO (NEW) (GREEN) (B)

- 86 Provide and install all necessary plywood underlayment to ensure that flooring is level and uniform. Provide and install new Bamboo flooring for a full coverage including closet space per manufacturer's installation instructions. Work inclusive of vapor barrier membrane, finish trims and quarter round base. Wood flooring shall have a stain finish and pattern style to be selected by the property owner. All work shall be in full compliance of applicable Building and Safety codes and Housing department requirements. Provide and install under flooring if necessary to match finish height of adjacent floors. Prep all floors as necessary.

Approved Models or Types:

Cali Java Fossilized Bamboo Flooring

Location:**Quantity, Approximately:**

Sq.Ft.

FLOORING, BAMBOO SLAB (NEW) (GREEN) (B)

- 87 Provide and install all necessary plywood underlayment to ensure that flooring is level and uniform. Provide and install new Bamboo flooring for a full coverage including closet space per manufacturer's installation instructions. Work inclusive of vapor barrier membrane, finish trims and quarter round base. Wood flooring shall have a stain finish and pattern style to be selected by the property owner. All work shall be in full compliance of applicable Building and Safety codes and Housing department requirements. Provide and install under flooring if necessary to match finish height of adjacent floors. Prep all floors as necessary.

All work shall be completed per **2010 ADA Standard for Accessible Design** (Department of Justice September 15,2010)

Approved Models or Types:

Cali Java Fossilized Bamboo Flooring

Franklin International 771- STEP Wood flooring adhesive & MOISTURE CONTROL (FOR GLUE DOWN APPLICATIONS ON SLABS)

Location:**Quantity, Approximately:**

Sq.Ft.

FLOORING, OAK (REFINISH) (GREEN) (A)

- 88 Refinish existing hardwood flooring. Replace any damaged areas. Sand floor using commercial power drum sander with collector and sand edges. Apply one coat of filler with excess wiped off. Finish with one coat sealer and two coats of clear finish formulated for floors. Owner to choose color. Sand between all coats. Touch up all affected areas. Prep all floors as necessary.

Location:**Quantity, Approximately:**

Sq.Ft.

CARPET (CUT PILE) & PAD - GREEN LABEL - GCI

- 89 Install FHA approved, Nylon/Olefin blend cut pile weave carpet. Install over a matched 1/2" medium density rebond pad w/ a minimum of seams. Carpet and Pad must meet the Carpet and Rug Institute's Green Label certification. Stretch carpet to eliminate puckers, scallops & ripples. Cover entire floor including closets using tackless strips to fasten carpet at walls and metal transition strips at transitions to other floor surfaces. Prep all floors as necessary.

Approved Models or Types:

Mohawk Aladdin Collection Victorious (1D77), Color 870 Campsite

Location:**Quantity, Approximately:**

Sq.Yds.

UNDERLAYMENT AND LINOLEUM SHEET FLOORING

- 90 Install 1/4" underlayment grade plywood, using 7d screw shank or cement coated nails, or narrow crown staples, 6" on center allowing a 1/4" gap at wall. Install 0.10" linoleum sheet flooring w/ minimum seams, per manufacturer's recommendations. Heat weld seams and adhere linoleum product to subfloor per manufacturer's recommendations. Install metal (silver) edge strips in openings & shoe molding. Prep all floors as necessary.

Approved Models or Types:

Armstrong Marmorette with Naturcote LP045 Parchment Beige

Location:**Quantity, Approximately:**

Sq.Yds.

INTERIOR TRIM, BASEBOARDS (NEW) (A)

91 Provide and install 4" wood primed baseboards. Exposed nail heads to be set and filled with color matching putty. Work shall comply with Building and Safety codes and Housing Department requirements. Do not use MDF material.

Location:

Entire house, Baseboards

Quantity, Approximately:

Lin.Ft. Baseboard

ROOFING –GENERAL NOTES

Minor sheathing or deck repair is considered incidental repair when installing a new roof.

Major sheathing repair shall be brought to the attention of the owner and the Agency.

All material shall be delivered in manufacturer's packaging.

ROOFING, CLAY TILE-RED (REMOVE AND REINSTALL) (GREEN) (A)

92 Carefully remove all existing clay roofing tiles and set aside to be reinstalled after roof sheathing and framing are inspected and repaired as needed. Inspect rafters and repair framing as needed. Replace all damaged sheathing with plywood to match existing sheathing in thickness. Provide and install two layers of # 30 saturated felt over the roof sheathing. Install all flashing at edges, roof penetrations and wall to deck intersections as required. Reinstall clay tiles complete with all accessories and fittings: including ridge, hip, rake, bird stop, apex hip starter tile, tile clips, trim all fasteners. Tile shall comply with all building codes. Apply mortar to parapet caps and other locations where needed.

Location:

Quantity, Approximately:

0 Squares

ROOFING, CLAY TILE-RED (NEW) (GREEN) (A)

93 Remove all existing clay roofing tiles. Inspect rafters and repair framing as needed. Replace all damaged sheathing with plywood to match existing sheathing in thickness. Provide and install two layers of # 30 saturated felt over the roof sheathing. Install all flashing at edges, roof penetrations and wall to deck intersections as required. Provide and Install new clay tiles complete with all accessories and fittings: including ridge, hip, rake, bird stop, apex hip starter tile, tile clips, trim all fasteners. Apply mortar to parapet caps and other locations where needed. Tile shall comply with all building codes.

Approved Models or Types:

US Tile ClayLite

Location:

Quantity, Approximately:

0 Squares

ROOFING SHINGLES (REPLACE) (GREEN) (A)

94 Inspect rafters and repair framing as needed. Replace all damaged sheathing with plywood to match existing sheathing in thickness. Provide and install all new pre-finished style "A" roof edging (color to match roofing material) at entire perimeter and install all new flashings, using standard trade practices. Provide and install new Energy Star Qualified solar reflective shingles for the house. Provide and install a different material that matches the house for garages, carports and/or patios. All valleys to be closed cut. Replace all items removed for installation and touch-up all surfaces. Provide minimum 5-year written warranty from contractor plus manufacturer's warranty. New Roofing must be installed strictly per manufacturer's instructions.

Approved Models or Types:

For Living Areas: CertainTeed Landmark Solaris® solar reflective shingles

Location:

Quantity, Approximately:

0 Squares

ROOFING, BUILT-UP THREE (3) PLY (REPLACE) (GREEN) (A)

95 Remove all flat roofing including that on parapet walls. Replace any damaged roof sheathing and framing. Apply one layer of 25 LB fiberglass base sheet nailed eighteen inches on center. Check to ensure that roof slopes a minimum of 1/4" per Lin. Ft. towards drains. Repair / re-establish minimum required roof slope as needed. Build crickets around larger penetrations such as skylights, wells and rooftop HVAC units as needed. Install all new base pipe flashings. Apply one layer of 11 LB fiberglass ply sheet with hot molten asphalt approximately 30 Lbs. Per 100 Sq. Ft. Hot mop again and apply final layer using cap sheet installed with hot asphalt. Wrap parapet walls with cap sheet installed with hot mop asphalt. Install new corner coping. Replace any broken tiles units and secure with new mortar mixed cement (or new galv. metal if no tiles). Reseal all pipes, vents, drain boxes, and all other roof protrusions with plastic roof cement and make surface watertight. Install roof drain and metal roof scupper with down spouts (Roof drains shall have back up drains 2" over existing per building code). Clean all debris and haul from site. Provide a 15 year manufacturer's warranty and minimum five year contractor warranty. Remove all debris from site.

Approved Models or Types:

CapSheet: CertainTeed Fiberglass Mineral Surfaced Cap Coolstar

Location:

Quantity, Approximately:

0 Squares

FASCIA BOARD (REPLACE/PROVIDE NEW) (A)

96 Provide and install new 2"X6" or 2"X8" Grade 1/select Sawn Spruce Fascia Board (Owner Shall Select Size). Contractor must use galvanized nails for installation of new Fascia Board. All joints and corners of Fascia Board shall be mitered. Provide and install one coat of primer on all sides of new Fascia Board prior to installation.

Location:

Quantity, Approximately:

Lin.Ft.

FASCIA BOARD, ARCHITECTURAL (REPLACE/PROVIDE NEW) (A)

97 Provide and install new Fascia Board, select material, size and profile to maintain architectural look of house. Contractor must use galvanized nails for installation of new Fascia Board. All joints and corners of Fascia Board shall be mitered. Provide and install one coat of primer on all sides of new Fascia Board prior to installation.

Location:
Quantity, Approximately:
Lin.Ft.

GUTTERS AND DOWNSPOUTS (NEW) (GI)

- 98 Replace existing gutters with 4" factory finish gutters and downspouts. All joints in gutter to be sealed using proper non-hardening sealer made for that purpose. Gutters to be hung tight against fascia area and fastened with galvanized gutter spikes with spacers. Downspouts to be fastened to gutter outlets with corrosion resistant screws and fastened to structure at 6'-0" intervals with straps and screws. All gutters to slope to downspouts. Maximum gutter length per downspout no more than 30'-0". Install concrete splash blocks at each downspout where discharge is on dirt or grass.

Location:
Quantity, Approximately:
Lin.Ft.

PAINT INTERIOR (GREEN) (A)

- 99 Protect and cover all surfaces, components, and apparatus not to be painted. Prepare all surfaces to be painted. Remove electrical cover plates, lower light fixtures, and remove other components not a part of surfaces to be painted. Wash all surfaces and trims to be painted with TSP or other approved cleaners. Scrape and sand all coarse peeling flaking paint (see LBP report). Open up visible cracks and repair with appropriate material. Repair all divots, depressions and minor damaged surfaces to be coated. Caulk all joints between walls, ceiling and trim. Paint the entire interior including but not limited to, walls, ceilings, trim, inside closets, inside cabinets, behind plumbing and electrical fixtures, under sinks and lavatories. Use LIGHT TEXTURE ON WALLS AND CEILINGS.

Location:
Entire Dwelling
Quantity, Approximately:
0 Sq.Ft.

PAINT EXTERIOR (GREEN) (A)

- 100 Protect ground coverings, shrubs, and adjacent surfaces, components and fixtures not to be painted. Prepare all surfaces to be coated, remove all components, attachments, fixtures apparatuses not a part of the surfaces to be coated. Power-wash and clean all surfaces and trim with TSP or other approved cleaners. Scrap and sand all loose, peeling, flaking paint (see LBP report). Repair all imperfections and minor damages to walls, trim, eaves, fascia, doors, and window trim. (Do not use fillers on wood surfaces). Caulk all joints at walls, trim and permanent attachments. Apply one coat of primer to all surfaces to be painted or coated, seal all bare wood and apply rust preventative to all metal to be painted. Paint for full and uniform coverage two coats. Paint the entire exterior of house and garage walls, trim, fascia, doors, windows and behind gutters/downspouts and other attachments.

Location:
Entire Dwelling
Quantity, Approximately:
0 Sq.Ft.

PAINT, EXTERIOR TRIM (GREEN) (A)

- 101 Prime and paint all exterior trim. Remove loose/flaking paint and feather old paint edges. Old paint will not all be completely removed. Caulk or patch cracks, holes, sides of any fireplace and secure any loose trim. Install one coat of primer on all exterior trim. Install two coats of finish paint on all exterior trim. Owner to select color.

Location:
Entire house, Door and Window Trim, Rafter tails, Eaves and Fascia
Quantity, Approximately:
Lin.Ft.

STUCCO; SANDBLAST, COLOR COAT, REPAIR (A)

- 102 Sand-blast, scrape and wire brush all existing stucco surfaces to remove all loose material and all paint. Any old paint firmly bonded to surface that would be impracticable to remove must be coated with an approved bonding agent. Remove all removable exterior attachments such as downspouts, shutters, house numbers, wires, and pipes; apply one skim coat, and final color coat then reinstall. Protect all plants, openings, glass, and adjacent surfaces. Remove all stucco splatters and debris immediately after completion. Vee out and patch all cracks, holes and remove all damaged loose stucco and blend in all old deformed and patched areas. Provide and install galvanized stucco weep screed minimum 6" from finish grade/concrete and install galvanized flashing to any wood exposed from siding removal. All edges not fully abutting trim, wood, concrete, or some form of stop shall have galvanized stucco stop. For larger patches, install paper-backed weld wire fabric lath secured with approved galvanized fasteners of sufficient length to anchor per code. Apply scratch, brown and stucco finish, allowing sufficient drying time between coats. Include all materials and scaffolding.

Owner to select standard texture (not heavy Spanish Lace) and color. Owner to select color from the LaHabra color chart in Spec Book.

Location:
Quantity, Approximately:
0 Yards

STUCCO; COLOR COAT, NEW (A)

- 103 Remove all non-structural exterior attachments such as downspouts, shutters, house numbers, wires, and pipes and retain for reinstallation (where applicable) after completion of stucco operation. After complete removal of existing siding material, install plywood backer and prep surface for new three coat stucco finish. Protect all plants, openings, glass, and adjacent surfaces. Remove all stucco splatters and debris immediately after completion. Provide and install galvanized stucco weep screed minimum 6" from finish grade/concrete and install galvanized flashing to any wood exposed from siding removal. All edges not fully abutting trim, wood, concrete, or some form of stop shall have galvanized stucco stop. Install paper-backed weld wire fabric lath secured with approved galvanized fasteners of sufficient length to anchor per code. Apply scratch, brown and stucco finish, allowing sufficient drying time between coats. Include all materials and scaffolding. Reinstall all external items removed initially, except those replaced by other repairs (such as external plumbing or wiring). Owner to select standard texture (not heavy Spanish Lace) and color. Owner to select color from the LaHabra color chart in Spec Book.

Location:
Quantity, Approximately:
0 Yards

GARAGE, RESTORE (A)

- 104 Restore the existing non-conforming garage back to its original use. Remove all drywall, paneling, insulation, back to bare studs, remove all exposed nails or fasteners. Restoration is to include but not limited to the removal of plumbing waste, supply, and gas lines from origination to garage. Remove all unnecessary electrical lines, and secure required electrical lines per code. If any interior partitions are removed, Contractor to supply approved plans including necessary framing to maintain structural integrity of the building. Contractor to frame opening for installation of new vehicular door, see "DOOR, GARAGE/ OHD/ 5 SECTION" below. The complete restoration shall comply with all applicable Building & Safety Codes and Housing Department requirements.

Location:

Garage

Quantity:

Complete

DOOR, GARAGE/ OHD/5 SECTION (INSTALL) (A)

- 105 Reframe opening with 2 X 4 studs for the sides and header sufficient size to accommodate new 16'0" x 7'0" aluminum insulated overhead garage door. Install 2 X 6 jambs of select dimensional material ripped to match wall thickness and 1 1/8" X 3" exterior casing, number 1 common pine with drip cap over head. Provide and install new five section aluminum overhead garage door with motion sensing device, complete with stops and all bracing required for installation and include a belt driven 1/2 horse power garage door opener with two remotes.

Approved Models or Types:

Use medium grade aluminum door as manufactured by General Doors Corporation or equal.

Location:

Garage

Quantity:

0 Ea.

CARPOR, CONSTRUCTION (GREEN) (A)

- 106 Contractor to provide all plans, structural calculations, material, labor and equipment to construct a two car carport complete with concrete slab and framing. Design of carport must match existing dwelling, including roof slope. Concrete for new foundation must be made with a minimum of 20% recycled Flyash or Slag. The roofing material used must match slope and style of house. Provide and install two new circuits from house service panel and provide weathertite lighting and outlets per code. Provide minimum five year written warranty from contractor plus manufacturer warranty for roofing to the home owner. Plans to be approved by LADBS.

Location:**Quantity:**

1 Complete

PATIO, CONSTRUCTION (GREEN) (A)

- 107 Contractor to provide all plans, structural calculations, material, labor and equipment to construct a patio complete with concrete slab and framing. Design of carport must match existing dwelling, including roof slope. Concrete for new foundation must be made with a minimum of 20% recycled Flyash or Slag. The roofing material used must match slope and style of house. Provide and install two new circuits from house service panel and provide weathertite lighting and outlets per code. Provide minimum five year written warranty from contractor plus manufacturer warranty for roofing to the home owner. Plans to be approved by LADBS.

Location:**Quantity:**

Sq.Ft.

STEEL BOLLARD GUARD, NEW (A)

- 108 Provide and install new 4 inch diameter steel bollard, filled with concrete and set into a 18" x 18" concrete base. Bollard must have a minimum embedment into concrete of 12 inches and a minimum height above finish floor of 36 inches. Primer and paint bollard with one coat of appropriate primer for metal and two coats of bright yellow enamel paint.

Location:**Quantity:**

Each

FENCING (REPAIR AND/OR REPLACE) (A)

- 109 Provide installation, replacement or repairs to Wood, Iron, Chain Link Fencing or Block Walls if listed below.

Wood Fencing

Replace damaged wood or provide and install new wood fencing as listed. Install 6'-0" high cedar / redwood stockade fence.

Clear area along property line as needed to install fence in a true, straight line parallel (in elevation) with grade. Fence to have 4x4 line and corner posts at 8'-0" O.C. set in 8" diameter x 18" concrete or per code. Top rail to be 2x4 flat, setting on tops of posts, and bottom 2x4 rail on edge between posts. Posts must be plumb and rails to be level. Use galvanized screws on all construction. Grade of cedar may include tight knots but no open knots larger than 1/2". Include finish paint on all fencing, owner shall select color.

Wrought Iron Fencing

Replace damaged wrought iron components or provide and install new 42" high wrought iron fencing as listed. All fencing and support connections will be solid welded, 3/4" vertical fill is to be plumb and straight. Frame is to be 2" square tubing. No spikes or arrow points permitted. Contractor is to obtain owner approval for fence design prior to manufacturing of fence. Include finish paint on all fencing, owner shall select color.

Chain Link Fencing

Replace damaged chain link components or provide and install new chain link fencing as listed. Provide and install new 1 3/4" galvanized 9 gauge steel chain link fence. Includes new minimum 2" posts every 10', set in 18" of concrete, top rails, connectors, post caps, bottom guy wires and corner diagonal braces.

Block Walls

Replace damaged block wall components or provide and install block wall as listed. Construct new 6"X6"X16" block wall.

Contractor to provide all plans, structural calculations, material, labor and equipment to construct new reinforced concrete block wall including new filled cells, footings, rebar, and caps. Concrete for new block wall must be made with a minimum of 20% recycled Flyash or Slag. All work and plans to be approved by Los Angeles Department of Building and Safety.

Location:**Quantity, Approximately:**

GATES (REPLACE) (A)

110 Provide installation, replacement or repairs to wood, wrought iron, or chain link gates if listed below.

Wood Gate

Provide and install wood gate with latch and lock, size to fit existing opening and match height of adjacent fencing or walls. Include automatic closing device and latch with keyed entry lock and finish paint on all gates, owner shall select color.

Wrought Iron Gate

Provide and install wrought iron gate with latch and lock, size to fit existing opening and match height of adjacent fencing or walls. Gate hinges to be welded to supports inclusive of automatic closing device and latch with keyed entry lock. Contractor is to obtain owner approval for gate design prior to manufacturing of gates. Include finish paint on all gates, owner shall select color.

Chain Link Gate

Provide and install chain link gate with latch and lock, size to fit existing opening and match height of adjacent fencing or walls.

Location:

Quantity, Approximately:

COMMERCIAL GATE OPENER

111 Provide and install a motorized gate opener. including all safety devices, driveway sensors and remote controls for each unit. Installation shall include all acceptable **SAFETY DEVICES**, auto reverse, trip alarm and other applicable features.

Approved Models or Types:

Power Master SGI 2004- SGI-52- 208/230V- 1Phase- 1/2 HP Super Heavy Duty

Location:

Quantity:

Each

RAILINGS (NEW) (A)

112 Provide new 36" high wrought iron railing. All railings and supporting connections will be solid welded, 3/4" vertical balusters are to be plumb and straight. Frame is to be 1-1/2" square tubing. Contractor to obtain clients approval for railing design prior to manufacturing of it. Include finish paint on all new railings.

All work shall be completed per **2010 ADA Standard for Accessible Design** (Department of Justice September 15,2010)

Location:

Quantity:

Lin.Ft.

CONCRETE, DRIVEWAY APPROACH (NEW) (GREEN) (A)

113 Contractor to obtain an "A" permit and install new concrete curb cut, forms, concrete for apron and driveway approach. Thickness, width, radius and reinforcement to be approved plans and in full compliance with local building codes. New concrete shall be made with a minimum of 20% recycle Flyash or Slag.

The Contractor shall implement the Environmental Protection Agency's (EPA) Best Management Practices for erosion and sedimentation control during construction, per the EPA document "Storm Water Management for Construction Activities" (EPA 832-R-92-005).

Location:

Driveway at street

Quantity:

1 Complete

CONCRETE, DRIVEWAY- WALKWAY- LANDING- STEPS- SLAB (REPLACE/NEW) (GREEN) (A)

114 Provide and install new reinforced concrete driveway, walkway, landing & steps and/or slab. Prepare area for placement of new concrete. Concrete shall be minimum of 4" thick at a minimum 2500 PSI, broom finish surfaces, tool finish or feathered edges, properly sloped to drain to city streets. Includes # 4 rebar @ 16" on center each way, controlled joints every 8'. New concrete shall be made with a minimum of 20% recycle Flyash or Slag. All work to be completed according to local building codes.

The Contractor shall implement the Environmental Protection Agency's (EPA) Best Management Practices for erosion and sedimentation control during construction, per the EPA document "Storm Water Management for Construction Activities" (EPA 832-R-92-005).

Location:

Quantity, Approximately:

0 Sq.Ft.

CONCRETE, DRIVEWAY- WALKWAY- LANDING- STEPS- RAMPS- SLAB (REPLACE/NEW) (ADA ACCESSIBLE) (GREEN) (A)

115 Provide and install new reinforced concrete driveway, walkway, landing, ramps & steps and/or slab. Prepare area for placement of new concrete. Concrete shall be minimum of 4" thick at a minimum 2500 PSI, broom finish surfaces, tool finish or feathered edges, properly sloped to drain to city streets. Includes # 4 rebar @ 16" on center each way, controlled joints every 8'. New concrete shall be made with a minimum of 20% recycle Flyash or Slag. All work to be completed according to local building codes.

The Contractor shall implement the Environmental Protection Agency's (EPA) Best Management Practices for erosion and sedimentation control during construction, per the EPA document "Storm Water Management for Construction Activities" (EPA 832-R-92-005).

All work shall be completed per **2010 ADA Standards for Accessible Design (Department of Justice September 15,2010)**

Location:

Quantity, Approximately:

0 Sq.Ft.

GRADING, GRADE AND RE-COMPACT (NEW)

116 Provide all grading necessary to insure entire site drainage flows away from house and to the city street gutter line. All fill shall be compacted in no greater than 6" lifts by soaking with water spray and power compacting with vibrator or jumping jack.

The Contractor shall implement the Environmental Protection Agency's (EPA) Best Management Practices for erosion and sedimentation control during construction, per the EPA document "Storm Water Management for Construction Activities" (EPA 832-R-92-005).

Location:

Quantity:

1 Complete

LANDSCAPING (ALLOWANCE) (GREEN) (A)

117 Contractor to provide the installation of Landscaping conforming to the City of Los Angeles Landscape Ordinance and Enterprise Green Community standards in front of building only. A Landscaping Plan indicating the use of drought-tolerant and native plants that require minimal watering and drip irrigation system will be provided by RNLA and a Change Order issued if necessary to cover any changes in the cost. Provide all grading necessary to insure entire site drainage flows away from house and to the city street gutter line. All fill shall be compacted in no greater than 6" lifts by soaking with water spray and power compacting with vibrator or jumping jack. The Contractor shall implement the Environmental Protection Agency's (EPA) Best Management Practices for erosion and sedimentation control during construction, per the EPA document "Storm Water Management for Construction Activities" (EPA 832-R-92-005).

Location:

Quantity:

1 Complete

HOUSE NUMBERS & MAIL BOX (NEW) (A)

118 Provide and install new 6" house numbers. House numbers must be visible from the street. Provide and install a mailbox securely mounted to a post, unless alternative mounting is listed below.

Approved Models or Types:

Salisbury Industries Mailbox, Model Number 4150BKP (black), or 4150WHP (white). Verify with owner for color selection.

Location:

At sidewalk gate

Quantity:

1 Set

YARD, TRIM VEGETATION, REMOVE TREE, GRIND STUMP

119 Trim all vegetation away from structures a minimum of 1'-0" and overhanging tree limbs a minimum of 2'-0". Remove all debris from site. Cut and remove tree to legal dump. Grind stump to 18" below grade. Install top soil and reseed all disturbed areas.

Location:

Quantity:

1 Complete

DEBRIS REMOVAL, RECYCLE (GREEN) (A)

120 Recycle all recyclable materials, including but not limited to; Concrete, Asphalt, Bricks, Gypsum/Wallboard, Plate Glass, Scrap Metal, and Wood Products. Please see City of Los Angeles Sanitation Department of Public Works web site (www.lacity.org/san/index.htm) for information on how and where to recycle building materials.

All construction debris shall be disposed of at a certified City of Los Angeles Construction & Demolition (C&D) waste processor.

Location:

Entire property.

Quantity:

1 Complete

DEBRIS REMOVAL, RECYCLE, ALL (GREEN) (A)

121 Recycle all recyclable materials, including but not limited to; Concrete, Asphalt, Bricks, Gypsum/Wallboard, Plate Glass, Scrap Metal, and Wood Products. Please see City of Los Angeles Sanitation Department of Public Works web site (www.lacity.org/san/index.htm) for information on how and where to recycle building materials.

All construction debris shall be disposed of at a certified City of Los Angeles Construction & Demolition (C&D) waste processor.

Location:

Entire property.

Quantity:

ALL, Pricing included with above item, DECONSTRUCT STRUCTURE, ALL.

LAHD/RNLA Sample NSP Construction Spec