



Enhanced Living Design
AN ACCESSIBILITY AND CONSTRUCTION COMPANY

SCOPE OF WORK

PROPOSED ADDITION: 600 Sq. Ft. Total

1. Add a new bedroom (460 Sq. Ft. Area) with handicap accessible bathroom (90 Sq. Ft.)
2. Add a laundry room (50 Sq. Ft. Area) inside the new addition to replace the existing laundry room.
3. Re-route the existing plumbing lines and connections for new location of laundry room. Provide ventilation and dryer moisture exhaust ducts as required.
4. Relocate existing water heater as shown on plan, re-rout existing plumbing lines and connections as needed.
5. Provide exterior handicap ramp with metal rail, and min. 4' wide concrete walk with landing to connect the front of the house with the side of the new addition.

CONSTRUCTION MATERIALS AND WORK DESCRIPTION

FOUNDATION WORK - Provide 12" deep x 12" wide exterior footings with 6" wide x 18" deep concrete stem wall, with 2- 1/2" diameter Continuous horizontal steel reinforcement bars at top and bottom of footings. (80' total rebar length coverage x 4), and #3 vertical steel reinforcement bars at 18" on center. Provide 16" sq. x 12" deep concrete piers with 4x4 cripple posts at 6' on center max. (12 total)

FLOOR - Provide 2x6 floor joists at 16" on center. Provide 4x8x10' long girders to carry 2x6 floor joists (total 8 girders) Flooring (non-slippery hardwood or laminate floor, or other approved equal) to cover bedroom and laundry areas (510 Sq. Ft.). Bathroom floor tile will consist of ADA approved non-slippery porcelain tile. Coverage area is 84 Sq. ft.

WALLS - Provide 2x4 stud framing at exterior walls and bathroom walls over 2x4 pressure treated sill plate with 3/4" anchor bolts @ max. 48" o.c. Shear walls shall have 15/32" cdx plywood, nailed per shear wall schedule. Exterior shear wall total 620 Sq.

EXTERIOR AND INTERIOR WALL FINISH - Provide 1/2" exterior wood siding (620 Sq. Ft. total) to match existing. Provide 5/8" type "x" gyp board at interior face of perimeter walls and over both faces of interior walls. Paint to match existing house color and interior paint to be chosen by home owner.

CEILING AND ROOF - Provide 2x8 ceiling joists at 16" o.c. and cover with 5/8" type "x" gyp board, typ. Provide composite shingle roof (to match existing) over 30 lb. felt, over 1/2" cdx plywood, over 2x8 roof rafters @ 16" o.c. joined by a 2x10 ridge board. Provide hangers, straps,



Enhanced Living Design
AN ACCESSIBILITY AND CONSTRUCTION COMPANY

and other hardware as specified on framing details. Provide 4" wide header beams as specified on plans.

INSULATION - Provide R-13 exterior wall batt insulation. Provide R-19 under floor batt insulation. Provide R-30 ceiling batt insulation. Provide radiant barrier under roof.

ROLL-IN-SHOWER – Frame shower pan area 4" below sub-floor to accomplish barrier free transition and proper water drainage. Install WC accessible counter with custom cabinet. Install ADA raised toilet. Install tilt wall hung mirror. Install ceiling mount curtain rail with antibacterial shower curtain. Provide 1 ¼" min. dia. Grab bars, toilet and lavatory, and shower equipment as shown on plan, and to comply with A.D.A. guidelines.

FRONT RAMP – construct and build a new concrete ramp which will tie in to existing wooden deck. Modify existing corner railing of deck to create an accessible route on to new concrete ramp.

MISCELLANEOUS:

WINDOWS - Provide one 72x48 dbl. pane sliding window at bedroom, and one 24x24 dbl. pane temp sliding window at bathroom.

DOORS - Provide one 72x80 French door as shown on plan. Provide 2- 1 3/8 x 36x80 wood hollow core door for bathroom, and laundry room.

Provide shelves at closets as needed.

Provide exhaust fan with minimum 5 air changes per hour with back draft damper in new accessible bathroom.

Provide 4' wide x 4" thick Exterior concrete walk to connect side of addition with front of existing house, with a 7'x5' concrete landing. (Total concrete coverage = 25 cu. Ft.) Provide railing at concrete ramp as shown on plans and elevations.