

Maplewood School Condominiums

Outline Specification

Dated: September 1, 2020

Project Description

This project involves the conversion of an 1899 brick public school into 12 residential condominiums, 10 two bedroom units and 2 one bedroom units.

The existing building is constructed of masonry exterior bearing walls and wooden interior framing and roof structure. The foundation is of granite. The two intermediate floors have brick exterior walls, wood floor framing, and ceilings approximately 12-foot-high. The upper two floors, originally an unused attic under the existing roof structure, are of wood framing. The upper floor is newly framed in a manner that reinforces the roof structure and provides attic loft spaces.

The Site

All utility connections are new and concealed underground. These new utility lines include a 2" domestic and 4" sprinkler connection to the 16" public water main under Maplewood Avenue, and sanitary and storm sewer, gas, fire alarm, electrical, and communications from Acacia Street. An electrical transformer has been placed in the property's south yard.

Paved parking will be provided at both the eastern (Maplewood Ave.) and western (Acacia St.) sides of the building. All parking will be owned by the Condominium Association and the assignment of specific spaces to specific owners will be at the Board of Managers discretion. However, with 24 on-site parking spaces, every owner should be entitled to at least one spot. Parking areas will be asphalt paved with a base and a top coat, then lined, and numbered. Underground conduit has been run in the event that the Condominium Association decides in the future to install electric charging bollards in the vicinity of western and/or eastern parking areas.

There is barrier free access across the site and into the building at a new public entrance cut through the foundation at the building's northwest corner. The north yard will feature stone walls, wooden fencing, sidewalks of concrete pavers, and stone defined planting beds. All of the rough-hewn granite used on site is Rockport granite from the Johnson quarry. The east (Maplewood Ave.) and west (Acacia Street) yards are dedicated to paved parking, and the south yard will be grassed.

The Building's Exterior:

The exterior masonry of the building has been partially tuck pointed as needed and cleaned. The interior masonry piers, between the larger windows, have been parged for structural reinforcement. Previous through wall penetrations have been patched. Foundation walls below grade have been lined with a moisture resistant barrier and the roof replaced with asphalt shingles and copper flashing at the chimney masses and valleys. The existing copper gutters have been lined with rubber and existing downspouts repaired or replaced. The original cornice with dentils has been replaced with a fiberglass replica. All windows, and their surrounds, have been replaced with vinyl framed windows with insulated glass and, for operable windows, half screens. The only windows not having insulated glass are the 18 small arched windows in the third floor public corridor. New skylights, some operable and solar powered, have been installed in the roof. Exterior decks of Units 101, 104, 301, 302, 303, & 304 are of Azek on pressure treated wood framing. Rubber roofs beneath the decks drain to the site's storm drainage system.

The Building's Interior:

All floors (except the loft) are serviced by a new hydraulic elevator, and the building's two original oak egress stairs will be refurbished and retained, but altered to meet current codes.

Structural

To accommodate current structural codes, the building's wooden structural components, particularly floor joists and the roof structure, have been reinforced with engineered lumber or steel with posts running to the lower level and placed on

new footings. New wood stud walls have been erected along all exterior walls (except the public stairs) to accommodate wiring and insulation.

Hazardous Materials Abated

All lead paint has been removed from the building. Asbestos, existing prior to the reconstruction effort, consisted of boiler and pipe wrap at the lower level has all been removed by a certified contractor. The building also contained floor tile and its adhesive, both containing small amounts of asbestos. This tile, on the two classroom floors, was encapsulated about 20 years ago with the installation of new plywood subfloors when the school was adapted for a pre-school program. That tile remains encapsulated by both the subfloor and newly installed flooring.

Energy

The entire building envelope has been insulated with either closed or open cell foam so as to meet or exceed current HERS requirements. The underside of the roof is sprayed with 11 to 12" of spray foam and all exterior walls with 4" to 5". Walls and ceilings between units are insulated with rock wool, and cavities at all window and door surrounds filled with expanding foam. Exterior public doors, and all unit entry doors, will be fitted with perimeter weather stripping. And, the new lower level slab was poured over 2" of rigid insulation.

Ceiling heights and sound deadening

The existing 12-foot floor to ceiling height on the two classrooms floors is generally the ceiling height of the finished units. There are areas (smaller spaces like baths, kitchens, and hallways) that are framed with 8-foot ceiling heights. First floor ceilings are approximately 8 feet high, and occasionally lower to accommodate mechanical equipment. All party walls between units are plastered, sound boarded, and insulated from floor to (original) ceiling for both sound separation and fire protection. The four upper units feature additional sound separation by the use of separately framed, and sound proofed, dual party walls. Party walls and floor assemblies between units have received sound deadening material in a manner that meets or exceeds current code requirements.

Utilities

Each condominium has, within the unit, its own electric and communications panel and the owner of each unit will be responsible for the cost of these utilities. Gas, for the cooktop in each unit will be provided by the Condominium Association, the cost of which will be covered by the monthly condominium fee. Public space devices, central mechanical equipment, booster fans, lighting for the 8 storage rooms, and the elevator are all on the house electric meter.

The building is fully sprinkled, with two standpipes and hose connections on each floor plus a fire alarm system. Sprinkler piping is concealed within units but piping and heads are not concealed in all attic, mechanical, or storage areas.

HVAC - Heating, cooling, and ventilating

Every residential unit (except 202 and 203) is provided heat and air conditioning via its own Mitsubishi heat pump. The condensers for each unit are located either along the north side of the building or, for the 300 numbered units, on their respective decks. The air handling units are located within the unit, in a dropped ceiling area, and are accessible for maintenance.

Units (202 and 203) will be heated via electric baseboard and will not be air conditioned. The public spaces in the building will be heated with a combination of electric baseboard and wall heaters.

Bathroom ventilation will be via a ceiling mounted fan/light with individual ducts from every bathroom to the attic. Two continually running exhaust booster fans in the attic maintain constant exhaust from the bathrooms.

Interior Finishes

All interior walls and ceilings are of 5/8" blue board and skim coat plaster. Select walls, at the lower level, of units 101 thru 104 have exposed brick, which has been treated with one coat of a sealer to resist dusting.

All interior paint is water based latex with ceilings of flat white and walls of a semi-gloss off-white (cream). All doors and wood trim will be a semi-gloss white. All natural oak, such as stairs, will have three coats of clear urethane, 2 of high gloss and a finish of semi-gloss.

The leading edge of windowsills will be 1.5" painted poplar with a bull nose profile and crown moulding below. Most windowsills, greater than 9" in depth, will be tiled with white ceramic tile. Window and door jambs will be of painted poplar in a profile known as "belly band". Headers of doors and windows will be 5/4 flat stock. These profiles, although new, replicate the original trim details of the school. Door jambs on the interiors of closets will be of painted flat pine.

Baseboards will be painted poplar topped with a decorative pine band moulding and baseboards inside closets will be 4" vinyl.

Entry doors into every unit will be a solid core two panel code compliant door with full weather stripping, nickel finished hardware, self-closing hinges, and a keyed doorknob and separate dead bolt. Interior doors will be solid core, two panel doors with painted jambs, and nickel finished hardware.

Floors in public areas will be ceramic tile and/or hardwood at the developer's discretion. Bathroom floors, and some utility closets, will be ceramic tile. The utility areas of units 301 thru 304 will be plywood and those in Units 101 thru 104 concrete. Floors for all areas above the lowest level, living/dining rooms, bedrooms, and studies will be dark stained oak flooring, 3.5" wide, or wider, prefinished at the developer's discretion. At the lowest level, all floors except for ceramic bath and unfinished utility floors, will be vinyl plank with a wood appearance.

All tub and shower surrounds will be ceramic tile.

Specialties:

Each bathroom will have a mirror, fixed to the wall, with a shape and size of the developer's discretion. Each bath will have a toilet paper holder, a towel bar, a towel ring, a door mounted robe hook, and a shower curtain rod, all nickel or chrome finished.

Clothes closet will have a full length coated wire shelf and hanger rod. And all kitchen pantry and linen closets will feature 5 coated wire shelves.

For those units featuring exterior decks and/or interior stairs handrails will be oak, or stainless steel, at the developer's discretion. Units 302 & 303 will have stainless steel rails at the original roof truss and at the raised living room platform.

Light fixtures throughout the building will be equipped with LED bulbs. The fixtures themselves will be at the developer's discretion. Every room will have at least one ceiling mounted fixture, kitchens multiple lights, and bathrooms an overhead light and one or two lights over the vanity. The ceiling fixture in every living, dining, and bedroom is attached to a secure electrical box that is substantially mounted to adequately support a future ceiling fan if the owner so chooses.

Appliances

Kitchen appliances will be General Electric or Whirlpool, all with stainless steel fronts, including a 36" wide refrigerator/freezer with an ice maker, a dishwasher, 4 burner gas stove with electric oven, under cabinet micro-wave, and in-sink garbage disposal. Each unit will also come with a white single machine clothes washer/dryer by LG or Bosch.

Cabinets and Countertops

All kitchen cabinets (base and overhead) and bathroom vanities, will be factory finished Shaker style with nickel finish hardware. All kitchen countertops (except in Units 202 & 203) will to be 1.25" polished granite with square edges, an under mount stainless steel single bowl sink, a chrome single hole faucet/spray, and $\frac{3}{4}$ " x 4" matching back and side splashes.

All bathroom countertops (except in Units 202 & 203) will be 1" dark grey quartz with square edges, an under mount white porcelain single bowl sink, a chrome faucet and knobs, and $\frac{3}{4}$ " x 4" matching back and side splashes.

If countertops have not yet been installed in a particular unit, the buyer of that unit may select their granite countertops within a range of options offered by the developer.

Countertops in Unit s 202 and 203 will be post formed laminate of the developer's choice.

Storage Rooms

At the lowest level individual storage rooms have been provided for the use of Units 201 thru 304. These rooms are considered as Common Elements for the exclusive use of specific owners. The Condominium Association may therefore designate a particular storage room to be used by a specific owner. Units 101 through 104 have ground level access and sufficient storage spaces within their units and are not initially intended to benefit from these designated storage spaces.