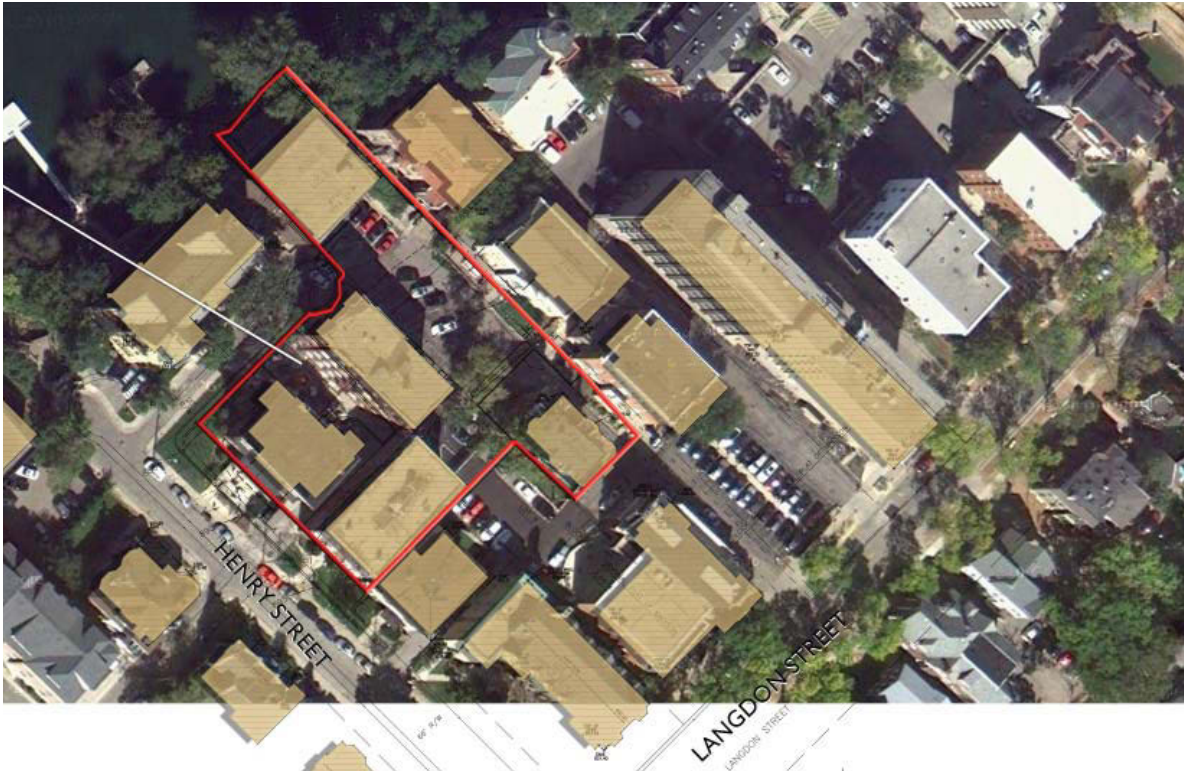


LAND USE APPLICATION RESUBMITTAL - (PUD-SIP)

Submitted January 24, 2013

PROJECT SITE



The Waterfront
625 North Henry Street
Madison, Wisconsin

Applicant: JCH Properties
Contact: Randy Bruce
Address: c/o Knothe Bruce, LLC
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Zoning Request

Planned Unit Development: General Development Plan/Specific Implementation Plan

Project Information

Applicant

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Existing Conditions

Addresses/PIN:	145 Iota Court	0709-144-1004-1
	625 North Henry Street	0709-144-1004-1
	619 North Henry Street	0709-144-1005-9
	140 Iota Court	0709-144-1002-5
	148 Langdon Street	0709-144-1010-8
	150 Langdon Street	0709-144-1009-1
Aldermanic District:	District 2	
	Alder Maniaci	
Neighborhood Association:	State-Langdon Neighborhood	
Alder/Neighborhood Notification:	July 24, 2012	
Concept Design UDC Presentation:	September 5, 2012	
Pre-Application Conference:	October 8, 2012	
Legal Description:	See Exhibit A	
Lot Area:	.91 Acres	
Existing Land Use:	Residential	
Existing Zoning:	Downtown Design Zone 4	
	R6 High Density Residential	
Comp. Plan Designation:	Langdon District (h)	
Surrounding Uses:	High Density Residential	
Development Schedule:	2013-2014 Construction	

Building Conditions

A specialized outside consultant team has evaluated the existing buildings and developed a report detailing the existing building conditions and recommendations for the restoration of 150 Langdon Street.

Project Description

The Waterfront is a 71 unit infill redevelopment student housing project, located in the heart of the Langdon Street district. The primary building consists of a seven story residential project is design to blend the best of modern housing with the character and massing of the surrounding historic district. This project features underground parking for cars, bikes & mopeds, energy efficient & green building techniques, several levels of rooftop terraces, and a carefully designed street level massing and character.

The existing Cliff Dwellers building at 140 Iota Court is included as part of the project and will be renovated. The front façade is revised with a clear contemporary architecture and a well-defined building entry an to make the building more attractive. The existing through-the-wall air conditioning sleeves will be removed and replaced with a concealed system. The rear façade is renovated as well with the recessed horizontal strips of balconies replaced with a lighter glass

façade and French balconies. Reinvestment in the building interiors will include all new floor and wall finishes, lighting, cabinetry and counter tops.

As part of the redevelopment proposal, the building at 150 Langdon will be renovated. We have engaged a historic architectural consultant to provide a more detailed description of the building condition and proposed renovations. Generally, it is planned that the exterior facades will be cleaned, masonry tuck-pointed, windows repaired or replaced, original building entries and or window openings re-installed and if possible, fire escapes removed. Interior renovations will include new floor and wall finishes, replacement of inappropriate doors, casing and trim, and restoration of the entry and entry stairway. The mechanical systems will be evaluated and restored as needed.

The streetscape and landscaping plan creates significant improvements to the fire access for this and adjoining properties while formalizing and enhancing the Mid-Block Langdon Street Walkway and dedicating an easement for the Lake Mendota Walkway.

Additional Design Components:

- \$30,000,000-35,000,000 of new tax base

- 79 units (~280-285 bedrooms)

- Infill development removes existing surface parking lot

- Architecture responds and compliments surrounding neighborhood

- Four to five story building mass at street level broken into multiple building forms to match the scale, mass, rhythm, and setback of adjoining buildings

- Complimentary design, materials, colors

- Individual unit entrances where feasible

- Units vary from one bedroom to six bedroom configurations offering a wide variety of living arrangements

- Significant step backs from Henry Street, Iota Court, and Langdon alley for upper levels placing the higher levels in a mid-block configuration

- Rooftop terraces offer outdoor community gathering places for residents on multiple levels

- Enhanced Security

- Building features internal and external security systems

- Additional site lighting improves surrounding properties.

- Creation of fire access lane serving adjoining properties

- Extension & Improvement of the mid-block informal walkway

- Integration & Preservation of Existing Buildings

- Restoration of 150 Langdon Street

- Exterior and interior remodel and upgrade of Cliff Dwellers building

- No viewshed impacts

- Significant energy efficiency upgrades

- Sustainable design opportunities

- Green roof systems for stormwater filtration/pre-treatment

- Upgrades to Iota Court and Henry Street streetscapes

- Langdon Street pedestrian scale lighting

- Widened sidewalks, benches, bike racks, enhanced terrace treatments & landscaping

- Permeable pavement & filtration opportunities

Transit/Alternative Transportation Supportive
Integrated Bike Parking/Storage
Moped Parking in building
Community car/shared car parking stall for building residents

Consistency with Adopted Plans

2006 Comprehensive Plan

Designation: Langdon District (h)
Density: 16-60+ du/acre
Height: 2-8 stories

Analysis: Overall the Comprehensive Plan calls for the creation of greater densities for select locations (Objective 75), an increase in Student Housing located within walking distance of campus (Objective 76, Policy 4), and allow housing rehabilitation and redevelopment to respond to changes in the housing market (Objective 76, Policy 6). It also supports the exploration and creation of City programs to rehabilitate historic downtown residential properties (Objective 75, Policy 7).

The Comprehensive Plan Langdon District calls for a range of multi-family types and densities; as further defined in adopted neighborhood or special area plans. The designation also calls for historic preservation areas in strategic locations; as further defined in adopted neighborhood or special area plans.

Desirable Downtown Characteristics (excerpt)

- Very high quality urban architecture, site design and urban design.
- All development should comply with the Comprehensive Plan, City adopted detailed neighborhood development plans, special area plans and urban design guidelines for the Downtown area and its sub districts.
- Buildings should be spaced close together and placed close to the street.
- Stepbacks are recommended when needed to provide additional space between the upper floors of taller buildings to prevent a “walled in” look, or to maintain adequate access to sunlight along public sidewalks.
- Very high quality pedestrian, bicycle and streetscape amenities.
- Very high quality public open spaces, including smaller squares and plazas maintained on private property.
- Emphasis on historic preservation and neighborhood conservation as defined in City adopted neighborhood, special area, and other special plans, such as historic preservation plans, and/or City zoning regulations and historic and urban design guidelines.
- Emphasis on multi modal travel, especially for pedestrians, bicyclists and transit users.
- Should be developed using Transit Oriented Development standards.
- On street, structured and underground parking encouraged.

2012 Downtown Plan

Designation: Langdon Neighborhood
Bonus Height Zone E (5+2)

Analysis: The overall Downtown Plan calls for projects that enhance the economic value of downtown, provide a range of transit supporting densities, and preserve and enhance viewsheds & historic neighborhoods while maintaining a quality urban environment.

The Langdon Neighborhood is identified as a traditionally student-oriented section of the downtown featuring a range of housing densities and formats. The majority of the neighborhood is also part of the Langdon Street National Register Historic District with many contributing buildings and several local landmarks. While this is one of the most densely developed areas of the city, it is identified within the plan that this area can accommodate additional higher-density residential redevelopment while preserving the historic and architectural heritage of the neighborhood. The preservation of contributing buildings is encouraged; as such, the removal of the three buildings on site has not been taken lightly and has included a very thorough review of the limitations of the remaining historic components and functional obsolescence present in the buildings on site. The resulting building has been carefully designed to reflect the overall character of the neighborhood and offer much needed reinvestment and vitality to the overall neighborhood while achieving many of the other goals of the plan.

The property is located within the area designated as Height Bonus Area E. This designation allows for the potential addition of two floors of bonus height for projects that exhibit unique circumstances and supply exceptional design.

The property is also adjacent to the Langdon Mid-Block Path, an informal pedestrian path through the neighborhood. The plan encourages that this path be formalized as a public pathway with a coordinated design that will make it safer and more attractive.

The project dedicates an easement for the long term installation of the Lake Mendota Path along the shoreline next to the Cliff Dwellers.

Downtown Design Districts

The Downtown Design Zone 4, while technically still in place, has largely been replaced by the Downtown Plan and the adopted gap language removing the height and floor area maximums. The yard requirements are met for the project, as shown on the proposed plans.

	DTDZ 4	Proposed
Max. Floor Area Ratio	3.0	3.3
# Stories	5 Stories	6 Stories*
Front Yard Setback	12' Minimum	13'
Rear Yard Setback	20' Minimum	26.9'
Side Yard Setback	12' Minimum on one side, 10' for balance	13', 10'

*in accordance with the Downtown Plan

Exterior and Interior Design Criteria for PUD Districts in Downtown Design Zones

Exterior Building Design

(1) *Massing*: The building massing has been defined into clear and appropriately scaled components to ensure compatibility with the nearby structures. Step-backs and architectural differentiation is provided to create a four and five story street presence that is broken into multiple building forms and styles.

(2) *Orientation*: The building is directly oriented to the public sidewalk and street corner on the two public street facades. In addition, the building fronts the Private Lane that connects the northeastern edge of the site to Langdon Street. The building façade on Henry Street opens into a formal entry court that provides a transition between building interior and the public realm.

(3) *Building Components*: The building has a clear base, body and cap and is consistently reinforced in the four to six story elements.

(4) *Articulation*: The building is well articulated with vertical modulation, horizontal stepbacks and finely composed window patterns. The articulation is achieved by incorporating a variety of floor plans, unit sizes and types and is reinforced with the use of exterior detailing and materials.

(5) *Openings*: The size and rhythm of the window openings for the majority of the building express a traditional residential architecture. The garage and service areas are screened from the public street view.

(6) *Materials:* A consistent palette of materials is used on the body of the building. Traditional brick masonry is the common element on the body of the building with a variety of brick and window colors and details that differentiate the massing. The cap of the building is more contemporary glass and metal that provides a visual link or connector between the masonry components.

(7) *Entry Treatment:* The building has a clearly defined pedestrian entry on Henry Street that opens to the traditional courtyard and public sidewalk.

(8) *Terminal Views and High Visibility corners:* The building is located at a street corner and the architecture has been designed to respond to its location.

Site Design/Function

Semi-Public Spaces: The street-side setbacks have been thoughtfully designed as semi-public spaces. On Henry Street the courtyard opens up to the setback and engages it with pedestrian linkages. Along Iota Court and the Private Lane the setback areas are activated with private apartment entries and porches providing a pedestrian scale to the streetscape.

Landscaping: A detailed and comprehensive landscape and hardscape plan has been prepared that compliments the building architecture and provides an attractive ground plane that is easily maintained. Raised planters, scored concrete patios and courtyard, and crushed stone are used to enhance the architecture and defines interesting private, public and semi-public spaces.

Lighting: Exterior lighting will be used to provide appropriate lighting at the various entries and the courtyard area and to provide architectural accents to the upper levels. Exterior lighting will also be used for security at the semi-public spaces around the perimeter of the building.

Interior Building Design

Mix of Dwelling Unit Types: A wide variety of unit sizes and types are available within the building from one bedroom apartments to five bedroom apartments.

Dwelling Unit Size, Type and Layout: The apartments are designed to provide living and sleeping areas that are sufficient for proper furniture placement and to meet the social needs of the occupants. Some of the bedrooms in the apartments are sized to allow for double-occupancy, however, the bedrooms in the larger apartments are sized to discourage multiple occupants and limit occupancies to no more than five unrelated individuals.

Interior Entryway: The entryway has a transparent vestibule leading to an inviting lobby space that is generously sized to accommodate residents entering or preparing to depart the building. The lobby also allows for an informal social space and an opportunity to interact with other residents.

Usable Open Space: Both private and public open spaces are provided. The courtyard provides a public space at the center of the building, while a roof terrace on the fifth floor provides for

social gatherings and views to Lake Mendota. Private balconies and patios provide private outdoor spaces and exceed the 4 feet by 8 feet suggested minimum size.

Trash Storage: A centrally located trash chute will be located on each floor for the convenience of the residents. The trash is then collected in the basement level of the building and compacted. The refuse disposal company will have access to the basement trash room from the overhead garage door. Recycling will be collected bi-weekly by management and delivered to the recycling containers on the basement.

Resident Parking for Vehicles, Bicycles and Mopeds: A significant level of parking is provided in the multilevel underground parking garage. Based on the applicants experience with similar housing on this block, the level of parking provided should meet the needs of the residents. Adequate and convenient bicycle and moped parking is also provided and screened from public view. The majority of this parking is protected from the weather and is located inside the parking garage.

Building Security and Management: The building will be professionally managed and an on-site management office on the first floor of the building will provide a continuous management presence. The building will have security entrances and security cameras in the public areas inside and outside the building to promote the safety and well-being of the residents and neighbors.

Conditional Use Standards

1. That the establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, or general welfare. (Am. by Ord. 13,232, 2-11-03)

The project strives to improve the public health, safety, and general welfare through supplying modern, energy efficient apartments that meet market demand; while improving the overall environment with enhanced landscaping, lighting, security. Implementation of the project will directly benefit adjoining properties through the creation of a fire access lane serving several adjoining sites.

2. That the City be able to provide municipal services to the property where the conditional use is proposed, given due consideration of the cost of providing such services. (Cr. by Ord. 13,012, 2-26-02)

The site is currently fully served with municipal services and implementation of the project will create opportunities for greater efficiency through public streetscape and access enhancements.

3. That the uses, values and enjoyment of other property in the neighborhood for purposes already established shall be in no foreseeable manner substantially impaired or diminished by the establishment, maintenance or operation of the conditional use.

The proposed high density residential use is compatible with the adjoining medium to high density residential buildings.

4. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

The proposed project will improve access to adjoining properties and will not impede their on-going use or future redevelopment.

5. That adequate utilities, access roads, drainage, parking supply, internal circulation improvements, including but not limited to vehicular, pedestrian, bicycle, public transit and other necessary site improvements have been or are being provided.

The project is well served by municipal utilities and roads and will enhance the pedestrian and vehicular circulation on site.

6. That measures, which may include transportation demand management (TDM) and participation in a transportation management association have been or will be taken to provide adequate ingress and egress, including all off-site improvements, so designed as to minimize traffic congestion and to ensure public safety and adequate traffic flow, both onsite and on the public streets. (Am. by Ord. 13,422, 10-24-03)

The project includes accommodations for vehicular and bicycle access to the site and will encourage transit alternatives through the use of a community car and proximity to existing transit.

7. That the conditional use shall conform to all applicable regulations of the district in which it is located.

The project is being submitted as a PUD; however it meets the standards of Downtown Residential District 2 (DR-2).

8. That when applying the above standards to an application by a community living arrangement the City Plan Commission shall:
Not applicable.

9. That when applying the above standards to any new construction of a building or an addition to an existing building the City Plan Commission:

- a. Shall bear in mind the statement of purpose for the zoning district such that the proposed building or addition at its location does not defeat the purposes and objective of the zoning district, and
- b. May require the applicant to submit plans to the Urban Design Commission for comments and recommendations, and
- c. May consider the use of the proposed building as it relates to the City's Land Use Plan.
The proposed project is consistent with the residential nature of the underlying zoning and City Land Use Plan.

PUD Standards

1. Character And Intensity Of Land Use. In a planned unit development district the uses and their intensity, appearance and arrangement shall be of a visual and operational character which:

- a. Are compatible with the physical nature of the site or area.
The design and configuration of the project is compatible architecturally and physically with the surrounding area. The overall design approach has been developed to create a building that respects the historic nature of the neighborhood and matches the massing guidelines called for in the Downtown Plan.
- b. Would produce an attractive environment of sustained aesthetic desirability, economic stability and functional practicality compatible with the general development plan.
The project's use of compatible architecture and durable materials results in a redevelopment project that fits the neighborhood aesthetic while stabilizing and enhancing the tax base and offering students a full range of housing choices and amenities.
- c. Would not adversely affect the anticipated provision for school or other municipal service unless jointly resolved.
The project will create positive tax base growth in support of school and municipal services and will have comparable impacts to the existing development pattern.
- d. Would not create a traffic or parking demand incompatible with the existing or proposed facilities to serve it unless jointly resolved. A traffic demand management plan and participation in a transportation management association may provide a basis for addressing traffic and parking demand concerns. (Am. by Ord. 13,422, 10-24-03)
The project encourages multi-modal transportation by creating transit supportive density with ample bike and moped parking. The project also includes a parking stall designated for a community car.

2. Economic Impact. Planned unit development district shall not adversely affect the economic prosperity of the City or the area of the City where the planned unit

development is proposed, including the cost of providing municipal services.
(Am. by Ord. 12,415, 7-23-99; Am. by Ord. 13,012, 2-26-02)

The proposed project will generate approximately \$25-30,000,000 of additional tax base for the area while implementing the goals of the Comprehensive and Downtown Plans.

3. Preservation And Maintenance Of Open Space. In a planned unit development district adequate provision for the improvement and continuing preservation and maintenance of attractive open space shall be made.

The project includes a generous courtyard, rooftop terraces for project residents and implements the Mid-Block Langdon Walkway and Lake Mendota Pathway, per the Downtown Plan.

4. Implementation Schedule. A planned unit development district shall include suitable assurances that each phase could be completed in a manner which would not result in an adverse effect upon the community as a result of termination at that point.

The project will be implemented as one phase with commencement in 2013 and completion in 2014.

Bonus Height Justification

The project includes a request for two additional floors of residential uses, consistent with the designation of the site within the Height Bonus Area F. In addition to meeting the Conditional Use and PUD Standards, as stated above, the project exhibits exceptional design in the following components:

- 1) Compatibility with the existing or planned (if the recommendations in the Downtown Plan call for changes) character of the surrounding area, including but not limited to the scale, mass, rhythm, and setbacks of buildings and relationships to street frontages and public spaces.
- 2) A demonstrated higher quality building than could be achieved without the bonus stories, including bonus stories that enhance the near and long views cited above.

Architectural

The design of the building has been developed to compliment the surrounding area through the creation of compatible architecture broken into several smaller scale masses through use of setbacks, materials, and style changes. It reflects the existing setbacks along Henry Street and slightly increases the setbacks along Iota Court.

Additional Architectural Components:

- Four to five story building mass on Henry Street level broken into multiple building forms to match the scale, mass, rhythm, and setback of adjoining buildings
- Complimentary design, materials and colors among the building components
- Individual unit entrances where feasible
- Units vary from one bedroom to five bedroom configurations offering a wide variety of living arrangements
- Significant step backs from Henry Street, Iota Court, and Langdon alley placing the upper levels in a mid-block configuration. This is particularly true along Henry Street where the upper levels are stepped back over 40 feet from the lower building face
- Rooftop terraces offer outdoor community gathering places for residents on multiple levels
- Infill development removes existing surface parking lot
- No viewshed impacts

Site Design

The project proposes a new streetscape along Henry Street and Iota Court featuring pedestrian scale lighting, pervious pavement, benches, and urban landscape treatments. It also creates a new corridor for pedestrian and fire access along the Langdon "alleyway" to the east of the site. This new corridor will function as enhanced access and an extension of the Langdon Area Mid-Block path.

Additional Site Design Components:

- Langdon Street pedestrian scale lighting
- Widened sidewalks, benches, bike racks, enhanced terrace treatments & landscaping
- Permeable pavement & filtration opportunities

- Coordinated site plan improvements along several street frontages that were previously disconnected to address existing site maintenance (snow removal, cleaning) and safety issues

Additional Enhancements

The project design also features a series of enhancements targeted at the overall livability and quality of the built environment within and adjacent to the project.

- Enhanced Security
 - Building features internal and external security systems
 - Additional site lighting improves surrounding properties.
- Transit/Alternative Transportation Supportive
 - Integrated Bike Parking/Storage
 - Moped Parking in building
 - Community car/shared car parking stall for building residents
- Significant energy efficiency upgrades
 - Sustainable design opportunities
 - Green roof systems for stormwater filtration/pre-treatment

3) Ensure that the scale, massing and design of new buildings compliment and positively contribute to the setting of any landmark buildings within or adjacent to the project and create a pleasing visual relationship with them.

The project strives to create a building that fits into the surroundings with compatible architecture and site features. The greater project will also include the exterior restoration of the 150 Langdon Street building, a building noted as contributing to the district, and an exterior restoration to the Cliff Dwellers building, a building noted as non-contributing.

- Integration & Preservation of Existing Buildings
 - Restoration of 150 Langdon Street
 - Exterior and exterior remodel and upgrade of Cliff Dwellers building

Description of Proposed Renovation Work - 150 Langdon Street

Summary

The following is an outline description of the proposed renovation work for 150 Langdon Street. The general intent of the renovation is to make a capital reinvestment in the building so that the useful life of the structure can be extended for another 20 to 30 years.

Exterior Work

1. Roofing
 - a. Replace flat seam metal roofing over bay tower
 - b. Reconstruct the existing roof dormer cladding and trim elements. Inspect and repair wall sheathing and framing beneath cladding as needed. Use existing cladding materials where possible; replace unsuitable pieces with like materials. Repaint the dormer cladding and trim. Color as approved.
 - c. Remove all previous shingles on the sloped roof sections. Inspect and replace roof sheathing as needed. Install new architectural shingle roofing, color as approved.
 - d. Inspect and repair the EPDM roofing on the low-slope roof.
 - e. Remove existing gutters and downspouts. Replace with pre-finished sheet metal gutters and downspouts.
2. Windows and Doors
 - a. Inspect and repair all existing leaded glass windows.
 - b. Individually inspect each existing wood single hung window. Repair pieces as needed and provide complete air sealing as required. Replace with wood window if required to provide weather and air-tight assembly. Repaint all window assemblies.
 - c. Inspect storm windows and repair or replace as needed. Install new storm windows as required to provide additional protection for every wood window.
 - d. Install new exterior doors.
3. Masonry walls
 - a. Inspect exterior masonry walls. Locate the sources of water infiltration near the west chimney and repair.
 - b. Tuck-point the loose mortar joints.
 - c. Remove loose paint and repaint the brick, color as approved.
4. Other
 - a. Install new steel structural supports at the rear fire escape. Repaint front and rear fire escape.
 - b. Replace exterior vault cover with reinforced concrete cap.

Interior Work

1. Structural
 - a. Inspect the exposed foundation and repair concrete fissures.
 - b. Complete a structural analysis of the wood framing in its current condition. The prior remodeling has altered the structure. Analyze the load paths and repair and reinforce the existing roof rafters, floor joists and wall studs with new framing members as required.
 - c. Expose the framing for the grand staircase between the first and second floors. Repair or replace damaged or loose framing.
2. Mechanical
 - a. Replace boiler with new high-efficiency model.
 - b. Install new window air-conditioning units in each apartment.
 - c. Replace the existing undersized water heating system. The new water heater to be appropriately sized by plumbing designer. Vent the water heater per code requirements.
 - d. Install new water softener.

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- e. Inspect and replace or repair the exposed water distribution system and sewer piping system.
 - f. A certified electrical contractor to inspect the existing electrical system. Replace old devices, fuses and boxes as required for full code compliance.
 - g. Test for radon and install venting system if required.
 3. Common Areas
 - a. Repair grand staircase railing between first and second floor. Re-stain the railing and balusters.
 - b. Maintain and refinish vintage doors and trim wherever possible.
 - c. Install new solid core maple or birch apartment entry doors with matching door casing and jambs. Stain color to be determined.
 - d. Install new LVT tile flooring in entry.
 - e. Install new carpet in all hallways.
 - f. Paint all walls and ceilings.
 - g. Replace light fixtures
 - h. Paint basement laundry room. Inspect laundry appliances and replace if needed.
 4. Apartments
 - a. Maintain and refinish vintage doors and trim wherever possible.
 - b. Replace non-original doors with solid core wood doors.
 - c. Replace ranch style wall base and door casing with square edge trim.
 - d. Expose and restore original wood floors where possible.
 - e. Replace kitchen cabinets, tops, sink and faucet and appliances.
 - f. Install garbage disposals.
 - g. Replace bath vanities.
 - h. Replace bath sink and faucet, toilet, and tub/shower fixtures. Inspect tubs and surrounds and replace as needed.
 - i. Install new LVT tile or LVP plank flooring in kitchens and baths.
 - j. Install new carpet in living areas and bedrooms where wood flooring cannot be restored.
 - k. Repair all plaster and drywall walls and repaint throughout.
 - l. Inspect and repair vintage lighting fixtures if possible, replacing if required. Replace non-vintage light fixtures as needed.
 5. Other
 - a. Before starting work, inspect and test for hazardous materials and follow recommendations of environmental engineer.

Description of Proposed Renovation Work

Cliff Dwellers Building - 140 Iota Court

Summary

The following is an outline description of the proposed renovation work for 140 Iota Court. The general intent of the renovation is to make a capital reinvestment in the building so that the useful life of the structure can be extended for another 20 to 30 years.

Exterior Work

1. Roofing
 - a. Inspect and repair the existing roofing on the low-slope roof. Inspect and repair all flashings, copings and terminations.
2. Windows and Doors
 - a. Install new double pane insulated low-E windows and doors as shown on the drawings.
3. Masonry walls

- a. Inspect exterior masonry walls. Repoint mortar joints as required on the walls.
- b. On the lakeside, remove the exterior wall and glass patio doors and reinstall new glass wall and door system as shown on the drawings.
- c. On the entry side, construct new entryway as shown on the drawings.

Interior Work

1. Mechanical
 - a. Remove through wall air conditioning units and install new mini-split cooling units in each apartment. Supplement with existing electric baseboard heat. Locate the condensers on the middle of the flat roof (on-grade for lower level units).
 - b. Inspect existing water heating and water softening systems and repair or replace as needed.
 - c. A certified electrical contractor to inspect the existing electrical system. Upgrade as required.
 - d. Test for radon and install venting system if required.
2. Common Areas
 - a. Install new solid core wood apartment entry doors. Refinish existing door jambs. Color to be determined.
 - b. Install new LVT tile flooring in main entry.
 - c. Install new carpet in all hallways.
 - d. Paint all walls and ceilings.
 - e. Replace light fixtures
 - f. Inspect laundry appliances and replace if needed.
3. Apartments
 - a. Enlarge the lakeside apartments to include the existing balcony area as shown on the drawings.
 - b. Remove existing kitchens and install new kitchen cabinets, tops, sink and faucet and appliances as shown on drawings.
 - c. Remove existing bath vanities and toilet.
 - d. Replace bath sink and faucet, toilet, and tub/shower fixtures. Inspect tubs and surrounds and replace as needed.
 - e. Install new LVT tile or LVP plank flooring in kitchens, bathrooms and living areas.
 - f. Install new carpet in bedrooms.
 - g. Install interior gypsum board ceiling on former balcony areas.
 - h. Repair all plaster and drywall walls and repaint. Maintain existing interior masonry walls.
 - i. Install solid core wood doors at bedrooms and closets.
 - j. Install closet organizers at all bedroom clothes closets.
 - k. Install new vinyl base throughout.
 - l. Install new light fixtures throughout.

Other

1. Before starting work, inspect and test for hazardous materials and follow recommendations of environmental engineer.