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From:	Daniel Garthe
Project:	West Sherwood Apartments – Boise, Idaho
Project No.:	13219
Subject:	Outline Specification
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Outline Specification:

Project Overview:

Carter proposes to develop a modern, state-of-the-art residential development in Boise, Idaho. This new development will be situated on a lot which is bordered by South Dale, West Island, South LaPointe, and West Sherwood Streets and is 1.2 acres. The West Sherwood Street site will accommodate a single four (4) story building and will contain 170 beds. The unit mix will be:

- 40 Studio units
- 21 One bedroom, one bathroom flats
- 38 Two bedroom, two bathroom flats; and
- 11 Three bedroom, three bathroom flats

For a total of 110 units. The enclosed area of the building, including Ground Floor Lobby, Trash Room, etc., is 98,320 s.f.; 31,696 s.f. of the Ground Floor is parking under a podium, and 11,316 s.f. of parking at ground level is exposed (uncovered). There is also an Outdoor Recreation Deck adjacent to the north and south sides of the Clubhouse with a total of 2,075 s.f. on the second floor.

The overall buildings will not exceed four (4) stories or 55 feet in height above the finished ground floor elevation. The building will feature a modern motif incorporating sustainable, eco-friendly materials as agreed upon throughout the design process. The ground floor level of the building will be a semi-enclosed parking garage with a concrete podium above at the second floor level. The concrete podium will support three stories of wood framed apartment construction.

Site work will include vehicular garage entrances, minimal, drought-hardy landscaping, sidewalks, utilities and storm water management.

At this stage in the project, we have made numerous assumptions and clarifications with regard to items included within the Scope of Work and reflected in the drawings in conjunction with MEP and Structural Design. Our assumptions and clarifications include, but are not necessarily limited to, the following:

GENERAL ITEMS

- A. Please include permit and/or impact fees as a cost of the work for the Building Permit. Also include an estimate of the required plumbing, electrical, and HVAC permits that are a part of this scope.
- B. Include a cost estimate for connection fees by governing agencies. Temporary connections and hook-ups for construction activities are a part of this scope. The Owner will cover the actual costs of permanent utility connection fees.

- C. Third party materials testing, monitoring, and reporting are anticipated to be Owner-provided.
- D. The work of this proposal shall be performed in a continuous manner.
- E. Include the applicable General Conditions and/or pro-rata costs for the work.
- F. Assume a standard general contract without the provision of typical FF&E items such as freestanding chairs, tables and furnishings.
- G. Include ADA adaptability in all units.
- H. Exterior walls of the building shall have a 1-hr. fire rating and a STC rating of 45 to 50.
- I. The clubhouse/amenity/leasing area of the second floor will include upgraded finishes, millwork, cabinetry, and ceiling soffits and details. The full scope and program of the clubhouse/amenity/leasing area is to be determined, however the GC should include an additional \$40 per s.f. for this 3500 s.f. area.
- J. The floor/ceiling assemblies will be 1-hour rated. Stairway walls will be 1-hour fire-rated and all residential unit entry doors will be 'B'-label (Split metal jamb/metal door).
- K. Project is to be substantially complete by the end of June 2015, assuming a construction start date of May 1, 2014.
- L. The contract for this work will be in the form of the **AIA A-133-2009 Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price**, with modifications as agreed.

DIVISION 2 – SITE WORK

- A. Demolition: Existing structures on the property are to be demolished and cleared as part of the General Contract.
- B. Excavation and Grading
 - 1. Include all grading and structural fill as required for the site to accommodate the building design. We are assuming soil bearing capacity will meet or exceed required loads. The owner will provide geotechnical report indicating ground-water height and soil bearing capacity, as well as recommended foundation system.
- C. Storm Water Drainage
 - 1. Site storm water retention will be a combination of surface basins (if possible) and an underground detention system under the garage. Total size and scope of underground structures for storm water management to be determined by civil engineer.
 - 2. Pre-fabricated rainwater cisterns may be utilized for minimal irrigation.
- D. Pavement and Parking
 - 1. We anticipated 2" of AC paving over 8" road base over structural fill at parking garage entrance. A binder course is assumed to stage from.
- E. Fencing and Gates
 - 1. A decorative perforated, corrugated metal screen system will enclose the garage at specified locations of the entire perimeter of the ground floor.
- F. Landscaping
 - 1. Include landscaping and buffering as designated in the civil drawings.
 - 2. Street trees must be installed as indicated on the civil drawings.
- G. Signage
 - 1. Include a back-lit metal sign, mounted on the building as indicated in the architectural drawings.
 - 2. Include directional signage in parking area.
- H. Site Lighting: Include building mounted decorative lighting at the entrances of the building and pole-mounted or sconce type lighting at sidewalk areas at all sides of the building.

DIVISION 3 – CONCRETE

- A. Slab on Grade
 - 1. Provide concrete footings and foundations at the perimeter of the building and at support columns within the garage where supporting podium.
- B. Gypcrete
 - 1. Gypcrete shall be installed with a sound pad (acoustimat is basis of design) on all residential floors for sound and fire rating. Min gypcrete depth is $\frac{3}{4}$ " , 2000 psi min. Gyp-crete to be installed at the 2nd through 4th floors.
- C. Concrete Finishing
 - 1. Exterior amenity deck at 2nd floor will be either stained or stamped concrete, or pavers.
- D. Building Foundations / piers.
 - 1. Building will be constructed on concrete spread footings. Provide alternate price for helical drilled piers at perimeter and at podium support column locations.
- E. Post Tensioned foundation and footings, and podium: Provide post tensioned concrete podium slab. Podium design will be by structural engineer.

DIVISION 4 – MASONRY

- A. Exterior Finish
 - 1. The facades will have veneer cultured stone, stucco and metal panels as indicated on the elevations. Courtyard facades will be Stucco finish.
 - 2. Concrete Masonry Units, (C.M.U.) at all stair towers and elevator hoistways and ground floor equipment rooms (wood stairs and landings in fire towers).
 - 3. Parking Garage: Pre-cast concrete or cast-in-place concrete structure. Structural design, documentation, and detailing to be provided by the Structural Engineer.

DIVISION 5 - METALS

- A. Structural Steel
 - 1. Include miscellaneous steel as required for shelf and relieving angles.

DIVISION 6 – WOOD AND PLASTICS

- A. Casework
 - 1. All Kitchen cabinets are to be solid wood frames and flush wood doors. Stain color to be determined.
 - 2. Kitchen countertops to be plastic laminate with separate 4" plastic laminate finished backsplash.
 - 3. All bathroom countertops are to be cultured marble with integral bowl.
 - 4. All Bathroom vanity cabinets to be Aristocrat or equal with a dark finish.
 - 5. All doors to be trimmed in wood 1x3 flat casing.
 - 6. Base to be 3-1/4" finger jointed wood.
- B. Framing / Trusses
 - 1. 9' ceilings to allow for 1' drops in bathrooms or as needed.
 - 2. Open-web wood engineered and floor members. 16" to 18" depth is anticipated.
 - 3. 2x6 exterior walls, plumbing walls and as structurally needed.
 - 4. 2x4 and 2x6 bearing walls, as determined by structural engineer.
 - 5. Ceiling drops will be framed with wood studs.
- C. Sheathing:
 - 1. Exterior wall sheathing to be Plywood and/or OSB as designated by structural engineer.
 - 2. Floor sheathing to be: $\frac{3}{4}$ " T&G OSB
 - 3. Roof sheathing to be: 7/16" OSB

DIVISION 7 – THERMAL AND MOISTURE PROTECTION

- A. Insulation Requirements
 - 1. This scope of work shall include R-38 insulation at the roof, R-19 insulation at the exterior walls, sound insulation at all interior unit separation and corridor walls, and at floor/ceiling assemblies.
- B. Roofing
 - 1. Roof drainage to be handled by internal drains with overflows.
 - 2. Include all required roof flashings.
 - 3. TPO membrane roof, reflective color.
- C. Sealants
 - 1. Joint sealants at all differing surfaces

DIVISION 8 – DOORS AND WINDOWS

- A. Doors
 - 1. Apartment unit entry and bedroom doors to be hollow metal flush insulated doors with hollow metal frames. Door assembly to meet STC rating. Door hardware to apartment unit entries and all bedrooms to Programmable Electronic Locks: All residential apartment unit entry doors, and all residential apartment unit bedroom doors shall be equipped with a Programmable Electronic Deadbolt Lock System as specified. Basis of Design Product is: SCHLAGE; BE367PLY-626 Satin Chrome Finish.
 - 2. All doors at unit mechanical rooms are to have a louver.
 - 3. Doors at clubhouse/amenity center/ leasing offices will be a combination of aluminum framed glass doors, rated metal doors, and/or solid core wood doors (flush). Exact configuration and design of doors in this area to be determined.
 - 4. Other apartment unit doors to be plastic laminate clad hollow core flush doors in wood frame.
- B. Windows
 - 1. The windows shall be Fiberglass construction with “Low-E”, double thermal pane glazing, based on Andersen Series 100 or equal.
 - 2. Operable windows for ventilation are included in this scope. See Drawings for window sizes and operation.

DIVISION 9 – FINISHES

Note: The following finishes are preliminary, for pricing only. Final Selections to be made in later phases of development.

Corridors & Public Spaces Floor Finish:

Office Areas: Carpet or carpet tile: \$12 per square yard
Public Spaces: Carpet or carpet tile: \$20 per square yard

Game Room, Media Room & Café Floor Finish:

Vinyl Plank Flooring \$4.50 per Square Foot installed

Lobby & Mail Room Floor Finish:

\$4.50 per Square Foot material to be determined.

Cabinets:

Wood cabinets. Manufacturer to be determined.
3” Bar Pull

Clubhouse Counter Top

Granite

Unit Kitchen Counters Plastic Laminate:

Mfr: Wilsonart
Style: TBD

Unit Kitchen Backsplash: Accent Paint color GWB.

Unit Bedroom Carpet:

Mfr: Shaw
Model: Playoff – Color TBD
Budget Price: \$1.24 SF

Unit Living Room – Kitchen, & Corridor Vinyl Plank:

Budget Price: \$4.50 SF

Unit Bath Room Floor Tile:

Mfr: Daltile
Model: Palatina Floor Tile – Color: TBD
Budget Price: \$2.75 SF

Unit Bathroom Shower Pan:

Premanufactured Fiberglass

Unit Bathroom Shower Surrounds:

Ceramic Tile, 4" x 4" with one accent color strip. Tile to 80" a.f.f.

Vinyl Cove Base:

Roppe
Model: 4" Vinyl Cove Base – Charcoal, #123
Locations: Mechanical Rooms, Trash Rooms, Maintenance, & Fire Stairs

Stair Treads:

Mfr: Roppe
Model: Raised Square – Charcoal , #123
Location: Fire Stairs

VCT Flooring:

Mfr: Armstrong
Model: Standard Excelon Imperial Texture - Charcoal, #51915
Location: Mechanical Rooms, Trash Rooms, Maintenance, Fire Stair Landings

Public Entry Weather Mat:

Mfr: Mats Inc.
Model: Berber Roll Good – Charcoal , #07
Budget Price: \$4.70/s.f.
Location: Clubhouse

Paint:

P1- General Wall & Unit Wall/Ceiling Color

Mfr: Sherwin Williams

Color: TBD

Finish: Flat Latex

P2- General Door Frame & Trim Color

Mfr: Sherwin Williams

Color: TBD

Finish: Semi-Gloss Enamel

Note: Wood Base Is To Be Painted "P2"

P3- General Door Color

Mfr: Sherwin Williams

Color: TBD

Finish: Semi-Gloss Enamel

P4- General Ceiling Color

Mfr: Sherwin Williams
Color: Ceiling Bright White, #SW7007
Finish: Flat Latex

P6- Accent Wall Color - for Clubhouse & Corridors
Mfr: Sherwin Williams
Color: TBD
Finish: Flat Latex

P7- Accent Wall Color- for Clubhouse & Corridors
Mfr: Sherwin Williams
Color: TBD
Finish: Flat Latex

P8- Accent Wall Color- for Clubhouse & Corridors
Mfr: Sherwin Williams
Color: TBD
Finish: Flat Latex

P9- Accent Wall Color- for Clubhouse & Corridors
Mfr: Sherwin Williams
Color: TBD
Finish: Flat Latex

P10- Spa Room Accent Wall Color
Mfr: Sherwin Williams
(telephone: 800-45-Sherwin)
Color: One of the Accent Colors Above (TBD)
Finish: Hydro Kote Acrylic Epoxy
Semi-Gloss Enamel

DIVISION 10 - SPECIALTIES

- A. Signs
 - 1. This scope will include allowance for signage/wayfinding
- B. Toilet Accessories
 - 1. (1) 24" towel bar, (1) towel hook in each bathroom.
 - 2. Mirror on top of cultured marble countertop in each bathroom.
 - 3. Toilet paper dispenser in each bathroom.
- C. Miscellaneous
 - 1. Fire Department Knox Box
 - 2. Built-in Mail Boxes for each unit will be housed in the ground floor Lobby/Mail Room.

DIVISION 12 - FURNISHINGS

- A. General
 - 1. 1" vinyl blinds at all windows.
 - 2. All closets to have wire mold shelves and rods.
- B. Bike Racks
 - 1. Bike Racks will be included in the ground floor Bicycle Storage Room and in 2nd/3rd /4th floor bicycle storage rooms.
 - 2. Mfr: Global Industrial
 - 3. Model: 652771

DIVISION 14 – CONVEYANCE SYSTEMS / EQUIPMENT

- A. Kitchen / Laundry Equipment
 - 1. Studios and 1 Bedroom apartments to have allowance for one-piece stackable washers/dryers at \$1,085, including tax, installed. 2 and 3 Bedroom apartments to have full-sized stacked washer/dryers, priced \$1,350 including tax, installed.
- B. Unit Kitchens:
 - 1. \$1,993 including tax and installation per unit.
 - 2. There shall be a garbage disposal in each kitchen sink.
- C. Accessible Unit Kitchens:
 - 1. \$2,359 including tax and installation per unit. There will be three accessible units in this building.
- D. Machine Room-Less Belt-Driven Elevator
 - 1. Provide Two (2) elevators, belt-drive, machine room-less elevator, Five (4/5) stops in the location shown on plans. Thyssen-Krup or approved equal.

DIVISION 21 – FIRE PROTECTION

- A. Fire Protection System
 - 1. This Apartment complex will have a full coverage fire sprinkler and standpipe system installed in accordance to local code and NFPA 13/NFPA13R. The automatic sprinkler system will be designed and installed by the Fire Sprinkler Contractor. The Fire Sprinkler Contractor shall be licensed in Idaho. The parking area/garage will have a dry sprinkler system designed according to NFPA 13 requirements. The residential portion of the building (apartments and residential corridors) will have a wet system designed in accordance with NFPA13R requirements. The clubhouse and amenity center will have coverage consistent with NFPA13 requirements.
 - 2. Provide a 6" fire service to the facility with supervised valves and backflow preventer. If local water pressure is insufficient, provide an electric fire pump capable of providing 1250 gpm flow and 100 psi at the top of the farthest standpipe.
 - 3. Piping:
 - a) Underground, ductile iron.
 - b) Wet systems – 2 1/2" and greater, schedule 10 steel with mechanical grooved fittings. Less than 2 1/2" schedule 40 steel with screwed fittings. Blazemaster CPVC up to 3" with glued fittings may be utilized in residential areas if allowed by local code.
 - c) Dry systems – standard weight galvanized steel pipe and fittings.
 - 4. Sprinkler Heads:
 - a) All heads shall be quick acting with temperature ratings based on use.
 - 1) Suspended/drywall ceiling type to be semi-recessed, chrome plated.
 - 2) Exposed area type to be standard upright, chrome plated.
 - 3) Horizontal extended discharge, sidewall mounted, chrome plated with extended discharge deflector.
 - 4) Provide guards in unfinished areas and parking garage.
- B. Fire Protection – Design Build by Fire Sprinkler Contractor
 - 1. Project shall be designed in conformance with NFPA 13/13R, 14 and 20, and meet all applicable local codes. Residential Areas: Light Hazard. Garage: Ordinary Hazard-Group 1.

DIVISION 22 – PLUMBING FIXTURES

- A. Mechanical Room
 - 1. Provide 6" domestic water service with a reduced pressure Backflow Preventer. Underground piping to be ductile iron. Provide additional back flow prevention services as required. Floor drains: 10 inch deep, 4-inch drain. Locations of required floor drains to be determined.
- B. Common Areas
 - 1. Water Closets: Floor style, pressure assist tank type, wheelchair accessible w.c. in single occupancy Public Bathrooms.
 - 2. Urinals: Wall hung.
 - 3. Lavatories
 - 4. Water Heaters: Electric tankless water heaters.

5. Hose Bibbs: Non-freeze
6. Deck drains
7. Planter drains
8. Roof Drains: Internal roof drains.
9. Floor drains in garage with oil interceptor on main drain.

C. Apartment Units

1. Water Closets: Floor style, tank type, (wheelchair accessible where required).
2. Lavatories
3. Premanufactured fiberglass shower pan.
4. Water Heater: 65 gallon tank, (40 gallon tank in one and two-bedroom units) 6.0 KW, 208 volt, 1 phase, two elements, non-simultaneous.
5. Kitchen Sink: Under counter-mounted, stainless steel, double compartment with single lever faucet and hose spray.
6. Disposer: 1/3 HP, 6.7 amps.
7. Refrigerator Wall Box: recessed wall box with cold water valve for ice maker.
8. Clothes Washer Wall Box: recessed wall box with 2-inch drain and cold/hot water valves for clothes washer.
9. CPCV distribution if allowed by local code.

D. Common Area

1. Men's and Women's restroom will be designed for the Clubhouse. Flush valve water closets will be provided in these restrooms. Wall hung urinals will be provided in the Men's Restroom. Lavatories will be provided in each of the restrooms. Instantaneous electric water heaters mounted below the counters will be installed to provide the hot water. Thermostatic mixing valves will be provided at each lavatory as required by code for lavatories in public spaces.
2. Hose bibbs are required at 200 foot increments on the exterior of the building. Two (2) hose bibbs are proposed in each Courtyard and one (1) in main trash room.
3. Roof drains will be handled by gutters and downspouts as much as possible.

E. Apartment Unit

1. The apartment units will be supplied with a 1 inch cold water supply line for three and four bedroom units, and $\frac{3}{4}$ " for one and two bedroom units. Hot and cold water isolation valves will be provided in the water heater closet of each unit. Each plumbing fixture will be provided with stop valves.
2. The plumbing contractor will install a dishwasher and garbage disposal. The dishwasher is specified and to be provided by the G.C. The plumbing contractor will provide a 1/3 horsepower disposer that is controlled with a wall switch.
3. A recessed wall box will be provided and installed at the refrigerator for service to the refrigerator's ice maker.
4. A recessed wall box will be provided and installed at the clothes washer for cold water, hot water, and drain connections.
5. Domestic hot water will be provided to this unit by an electric water heater with a tank storage capacity of 65 gallons for three and four bedroom units, 40 gallons for one and two bedroom units. The water heater will be provided with an upper and lower element of 6000 watts per element at 65 gallon tanks, and 4500 watts for 40 gallon tanks. Based on non-simultaneous operation, the water heater will produce 28 gallons of recovery per hour at a 90 degree F. temperature rise. Provide T&P valve, expansion tank, and drain pans under water heaters.
6. A floor drain will be provided in the water heater closet for T&P relief valve drain on water heater drain pan and for the condensate drain of the air conditioning unit.

DIVISION 23 – HVAC SYSTEMS

- A. The primary mechanical system for all the units and the Clubhouse will consist of electric furnaces with DX cooling. All the condensing units will be securely placed on the roof on mfr recommended racks or platforms. Either line sets or hard copper for the refrigerant lines will be used. Thermostats will be digital programmable type.

- B. Return for the split system units will be through a wall return grille, or door grilles if no wall grille can be accommodated.
- C. All ductwork shall be duct-board. Flexible ductwork will be used for connecting hard ductwork to diffusers and grilles with a maximum length of 15 feet.
- D. Each restroom will have its own ceiling cabinet exhaust fan that will be controlled by a wall switch. Exhaust ducts will be run to the exterior of the building to a wall cap.
- E. Each dryer exhaust duct will be run to the exterior of the building to a wall cap.
- F. The microwave / hood combination above the cooking range will re-circulate the air with a charcoal filter system.
- G. General Exhaust: Provide exhaust fans in all electric and common area general mechanical rooms, trash rooms, building maintenance and all public toilet rooms.
- H. Provide split system mini-mate cooling equipment in telecom room, and split system HVAC system for Fitness Center, Media Center, Café, Tanning, lobby and office areas. Corridors shall be provided with code required ventilation utilizing split system equipment with remote roof mounted condensers and air handlers in corridor locations.
- I. Provide bracing for any mechanical equipment as required by code for seismic zone “C, Seismic Design Category “B”

DIVISION 26 - ELECTRICAL

- A. Site Utilities
 - 1. Provide pad mount, 3-phase, utility transformers as required. These transformers will serve the “house” and the “residential” electrical loads. Transformers by service provider. Pad by electrical contractor.
- B. Electrical Distribution System
 - 1. It is anticipated that the buildings will be served by separate 208Y/120-Volt, 3-phase, 4-Wire electrical services. An electrical service is to be provided for house loads including, but not limited to the pool/spa equipment, the common area lighting, convenience outlets and common area HVAC loads. The modular metering centers for the residential units will each have multiple 120/208-Volt, 200-Amp, single-phase, located in each building, which will allow individual metering of each residential unit. There shall be one 120/208-Volt, 200-Amp, single phase meter for the Clubhouse common space area and one for building common space lighting, appliances and equipment.
 - 2. A 208Y/120-Volt, 3-Phase, 200-Amp panel will be provided for the pool and spa equipment.
 - 3. A 120/208-Volt, single-phase, 125-Amp load Center will be provided in each residential unit to serve all electrical loads within that unit including the associated HVAC equipment. Aluminum SER feeders will be used to service the residential unit panels. Feeders will be routed in conduit where exposed in the parking garage area.
 - 4. Electrical outlets will be provided throughout the building and units to ensure convenience and accessibility. The tenant units will be provided with receptacles per National Electrical Code requirements including two dedicated circuits for kitchen equipment. Provide GFCI Devices and AFCI Breakers as required. MC Cable will be used to feed house and common area branch circuits, if required by local code. Type NM (Romex) conductors will be used for branch circuits in the residential units, if allowed by local code.
- C. Lighting System
 - Light Fixtures
 - 1. The lighting system for the exterior building will consist of wall mounted fixtures utilizing 150-Watt, Metal Halide lamps (Lithonia WST series or equal). Lighting for the parking garage will be provided by ceiling mounted metal-halide fixtures, as required for adequate lighting.
 - 2. The lighting system for the Clubhouse will consist of 2' x 2' grid fixtures with T8 Lamping. The emergency lighting will consist of fixtures connected to the emergency generator as night lights. There will be a wall mounted sconce adjacent to the entry door to each residential unit. Provide an allowance for special lighting fixtures in the Lobby/Clubhouse equal to a 20% increase in the base lighting budget.
 - 3. LED, thermal plastic, Exit signs (Lithonia LQM or equal) will be located throughout the buildings as required by the building code.

4. Residential Units: Provide \$500 allowance per apartment units.

Lighting Controls

1. The majority of the lighting controls will consist of manual switches. Automated lighting control will be provided for the exterior building lighting and interior common areas via ganged switches and/or sensors. Occupancy sensors will be utilized in smaller rooms in the common areas such as the Storage Rooms.

D. Fire Alarm System

1. The fire alarm will be an addressable system and will include full area notification with manual and automatic initiation devices. Notification alarm circuit panels will be distributed throughout the building.
2. The building will be fully sprinkled with monitoring of flow and tamper switches. Provide power connection and monitoring of the pressure switches for the dry system(s).
3. Mini horns will be provided in each bedroom and living room to ensure required fire alarm notification audible levels are met.
4. There is a fire/smoke damper and in-duct detector required for the common exhaust penetration in each unit. There are two required in the 4-bedroom units.
5. Doors at Firewall to have hold-open devices interconnected to fire alarm system

E. Mechanical Power Systems:

1. The HVAC and plumbing equipment for each residential unit shall be connected to the electrical panel in the corresponding unit.
2. The HVAC and plumbing equipment for the common spaces shall be connected to the mechanical house panels.

F. Information Technology Systems

1. There will be a single room (MDF) at the ground floor. There will be one IDF room on floors 2-4. Fiber and data cabling will be routed to each unit from the IDF rooms on each floor.
2. The CATV utility will also enter the building at the MDF and then primary cabling will be routed to the IDF's on each floor. The CATV cabling from each unit will then be routed to the nearest IDF on that floor.
3. There shall be a security camera system at multiple exterior locations to cover the entry/exit points and the entire parking garage. Provide DVR's and cabling as required. Provide ten (10) total cameras.

4. Residential Units

- a. Each Bedroom within each unit shall have (1)Cat 6, and (1)CATV cable.
 - b. The Living area within each unit shall have (1)Cat 6, (1)Cat 3-Phone and (1)CATV cable at two locations.
5. A wireless Internet system will be installed by owner's provider throughout the building.

G. Emergency Generator:

To be determined.

- H. Provide bracing for any electrical equipment and lighting fixtures as required by code for seismic zone "D"