

Nov 25, 2014

Outline of Scope and Schedule for Renovations and Improvements at

55 Loring Ave.

Mill Valley, CA 94107

Work by JAM and owner

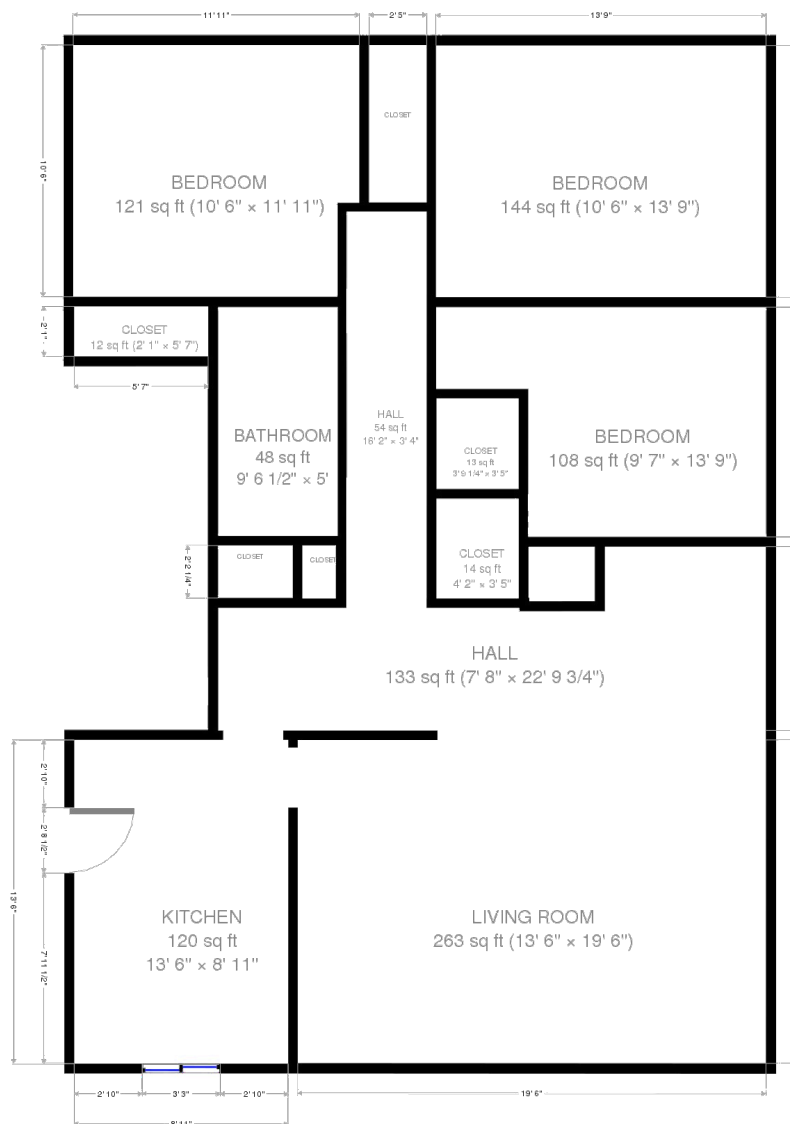


Figure 1: Floor plan

[1] JAM - General**[0001]**

1. Kitchen [15k]**Materials:**

- flooring installation materials other than vinyl flooring

Labor:

- fabricate and install granite counters from 8' and 9' lengths
- install kitchen cabinets
- install existing stove
- install tile backsplash
- reinstall stove (stored under house)
- remove door stops at two interior doors
- widen passage opening to living room and match door framing
- install new exterior entry door with reversed swing

Cost: \$ _____ **Date complete** _____**2. Bathroom [1.4k]****Materials:**

- flooring materials other than vinyl flooring

Labor:

- install flooring
- install vanity and mirror
- remove shower doors on bathtub

Cost: \$ _____ **Date complete** _____**3. Laundry Enclosure Screen [3.8k]****Materials:**

- wood framing
- concrete and reinforcing for raised slab
- door hardware

Labor:

- build screen enclosure

Cost: \$ _____ **Date complete** _____

4. Drywall and Bedrooms [1k]

Materials:

- two hollow core doors and brass hardware
- narrow hardwood shelf
- skylight

Labor:

- cut opening in hall partition and finish edges, install narrow shelf
- repair sheetrock damage location in hall
- widen passage between kitchen and living room
- replace french doors with hollow core doors
- use flush mounted hardware on bedroom side so they may be used as wall.
- replace bedroom skylight

Cost: \$ _____ **Date complete** _____

5. Brick Planter

Labor:

- repair top row of loose bricks adjacent to front door

Cost: \$ _____ **Date complete** _____

6. Carport Retrofit - Drawings in progress

[2] JAM sub - Electrical [2.1k]

[0001]

Materials:

- switches, outlets and wires

Labor:

- install wall lights, run wiring in walls (see plans for locations)
- install new outlets in kitchen
- replace dimmer switches with on/off switches
- replace fluorescent fixture with recessed 3-socket LED fixture over sink

Cost: \$_____ **Date complete** _____

[3] JAM sub - Plumbing and Piping

[0001]

Materials:

- plumbing piping
- gas piping

Labor:

- replace water plumbing starting from main connection at house
- extend natural gas to fireplace and outside appliance enclosure
- relocate toilet closer to vanity (vanity is now smaller)

Cost: \$_____ **Date complete** _____

[4] JAM sub - Living Room Window [3.5k]

[0001]

Demo: Existing window

Install: New framing and windows with safety glass

[5] By Owner**[0001]**

1. Drawings

- partition see-through opening; completed this week
- kitchen layout and widened passage opening; completed this week
- self supporting exterior appliance screen; completed next week
- permit drawings: carport repairs and seismic improvements; completed in two weeks

2. Demo**Kitchen:**

- kitchen and bathroom cabinets; removed next week
- refrigerator; removed next week
- washer, dryer and stove; stored under house next week

Other:

- blinds; removed next week
- misc fixtures and lights; removed next week

3. Painting and Finishing**Hardwood floor:**

- finishing; completed after everything is done (except for kitchen)

Painting:

- interior; completed next week except for kitchen and bath
- exterior; completed 2 weeks after kitchen door and windows
- laundry screen; completed after construction

Blinds:

- install blinds; completed after painting

4. Materials**Kitchen:**

- new cabinets; at house
- new granite counters; at house
- new microwave; purchased in a few weeks
- new refrigerator; purchased in a few weeks
- new tile backsplash and grout; purchased next week

Lighting:

- wall mounted fixtures in all rooms; purchased next week
- ceiling mounted fixtures in kitchen; purchased next week
- lighting over vanity; purchased next week

Bathroom:

- vanity and mirror; purchased this week
- toilet tank lid; purchased this week

All rooms:

- louver blinds

5. Cleaning

Fireplace brick:

- fireplace; completed next week (paint if uncleanable)

Windows:

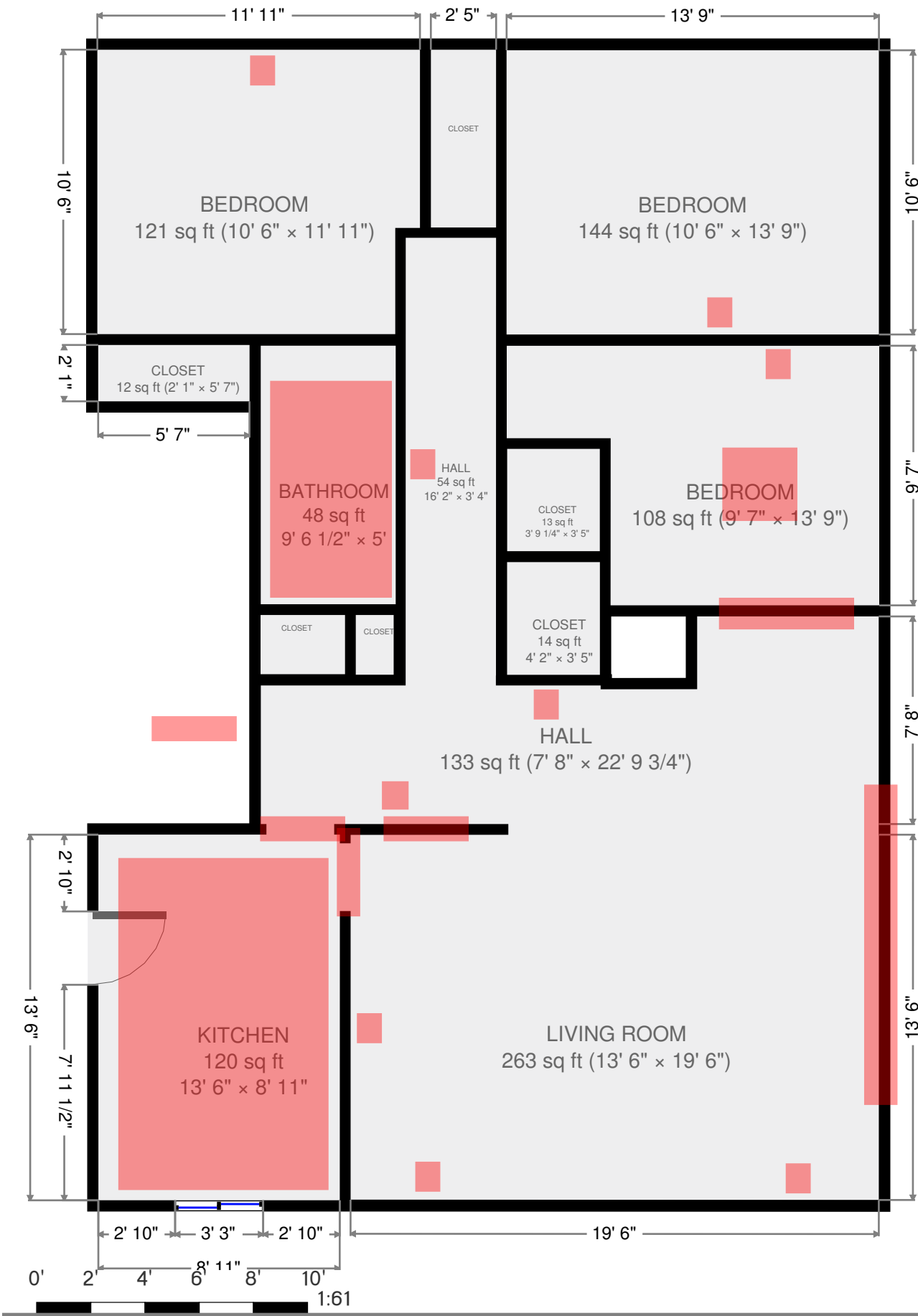
- windows and frames; completed near end of project

[end of calc]

1st Floor

IMPROVEMENT DIAGRAMS

55 Loring, Mill Valley (8 pages)



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Plan 2 - Copy 1

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1056

sq ft

1

Floor

8

Rooms

3

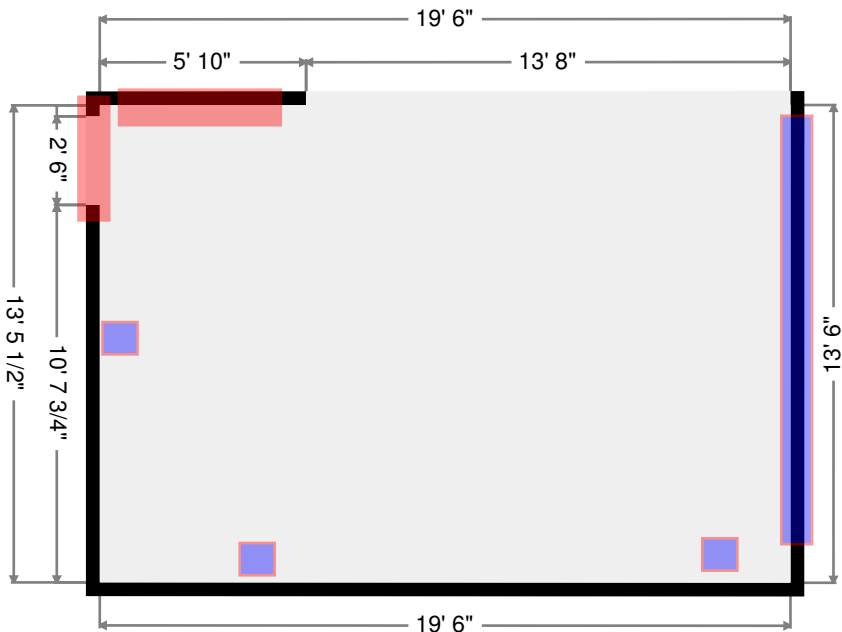
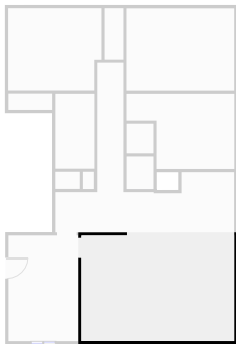
Bedrooms

1

Bathroom

Living Room

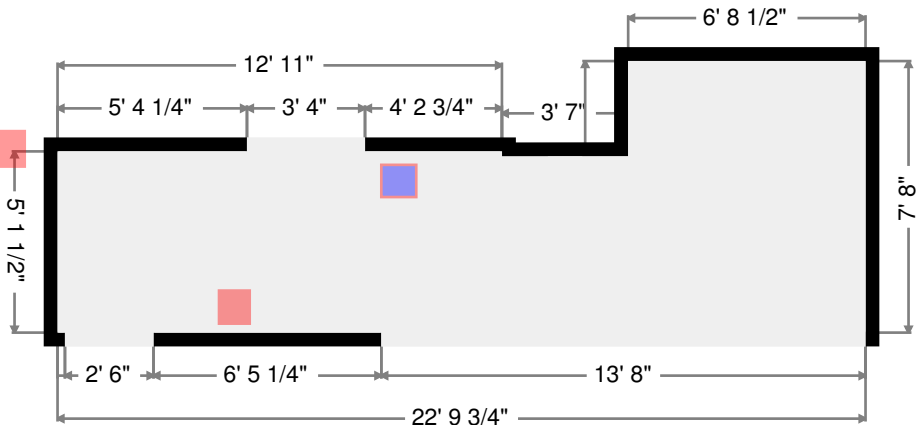
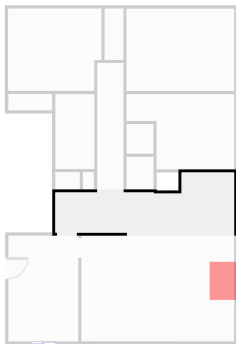
Width: 13' 6" Length: 19' 6"
Area: 263 sq ft Perimeter: 65' 11 1/4"



- 1. Convert door into an opening by removing hinges, and stops from door frame, finishing and widening.
- 2. Create 4'x3.5' opening in 6' wall segment.
- 3. Replace window
- 4. New wall lights - install over outlets where possible

Hall

Width: 7' 8" Length: 22' 9 3/4"
Area: 133 sq ft Perimeter: 61' 2 1/2"



- 1. Remove lighting fixture.
- 2. Repair loose planter bricks.
- 4. New wall light



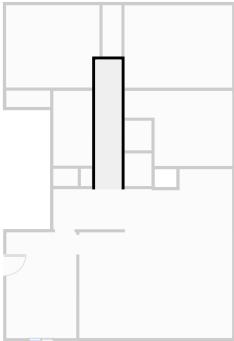
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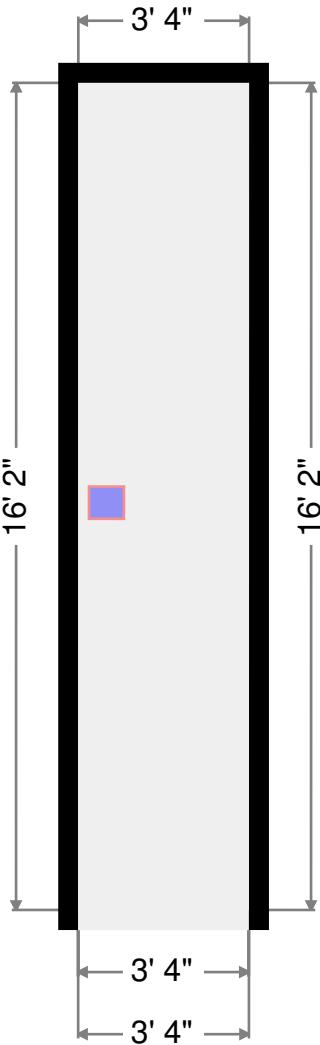
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Hall

Width: 3' 4" Length: 16' 2"
Area: 54 sq ft Perimeter: 39'

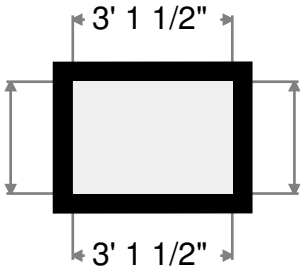
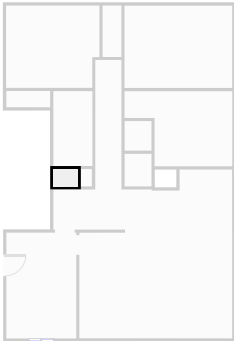


1. Replace wall light



Closet

Width: 2' 2 1/4" Length: 3' 1 1/2"
Area: 7 sq ft Perimeter: 10' 7 1/4"

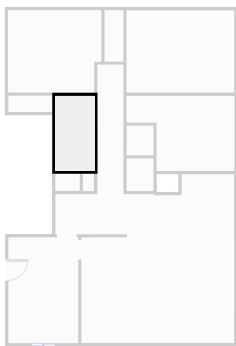


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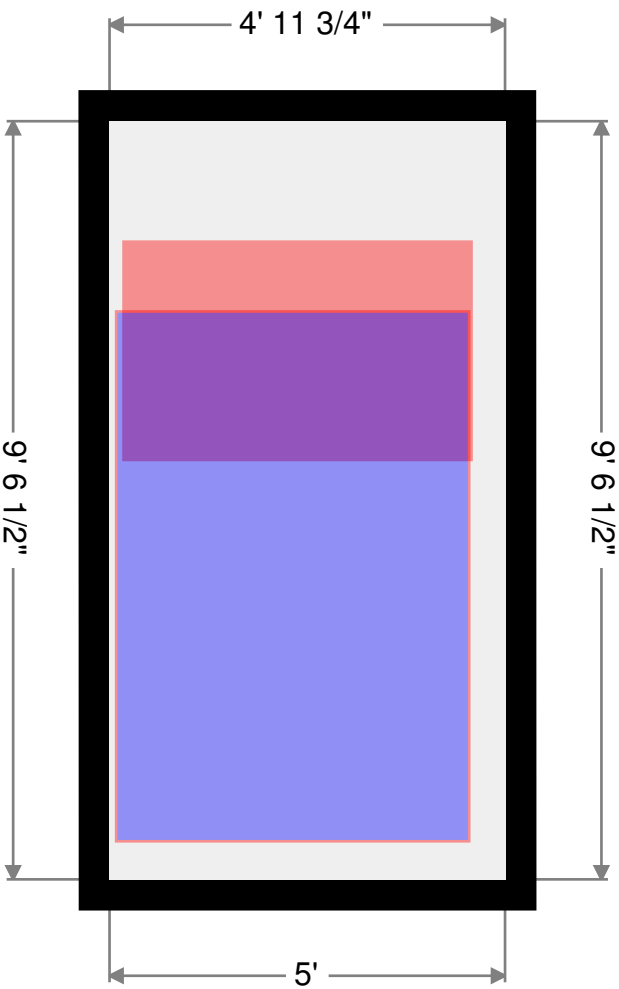
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Bathroom

Width: 5' Length: 9' 6 1/2"
Area: 48 sq ft Perimeter: 29' 3/4"

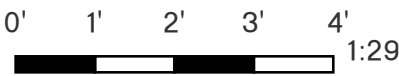
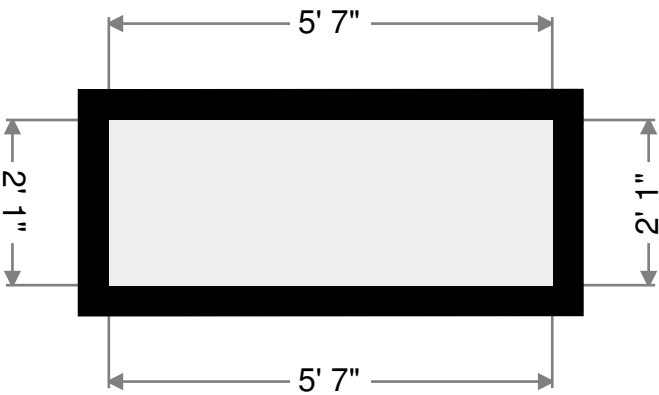
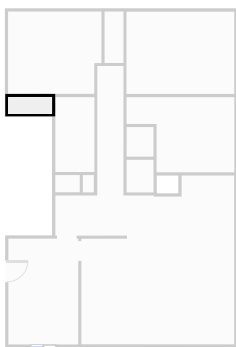


- 1. Remove bathtub sliding doors and frame.
- 2. Relocate toilet closer to new vanity.
- 3. Install new vinyl floor.
- 4. Install new vanity and mirror
- 5. Replace light fixture



Closet

Width: 2' 1" Length: 5' 7"
Area: 12 sq ft Perimeter: 15' 4"



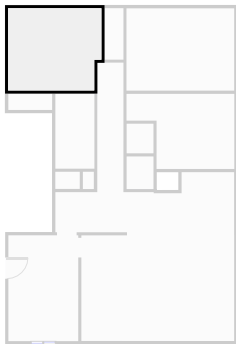
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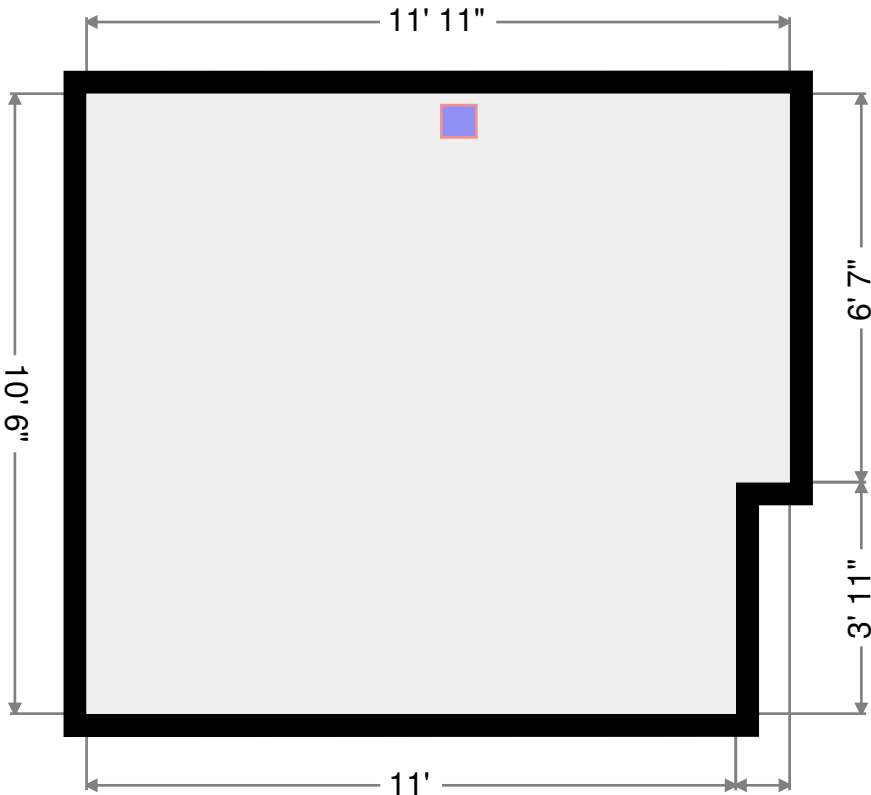
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Bedroom

Width: 10' 6" Length: 11' 11"
Area: 121 sq ft Perimeter: 44' 9 3/4"

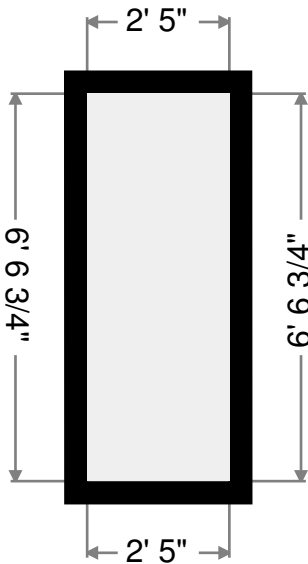
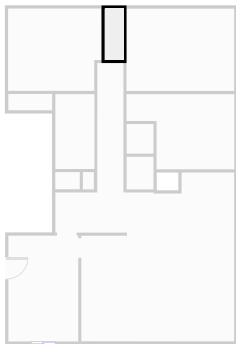


1. New wall light - align over outlet where possible



Closet

Width: 2' 5" Length: 6' 6 3/4"
Area: 16 sq ft Perimeter: 17' 11 1/4"



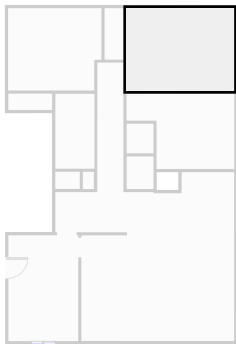
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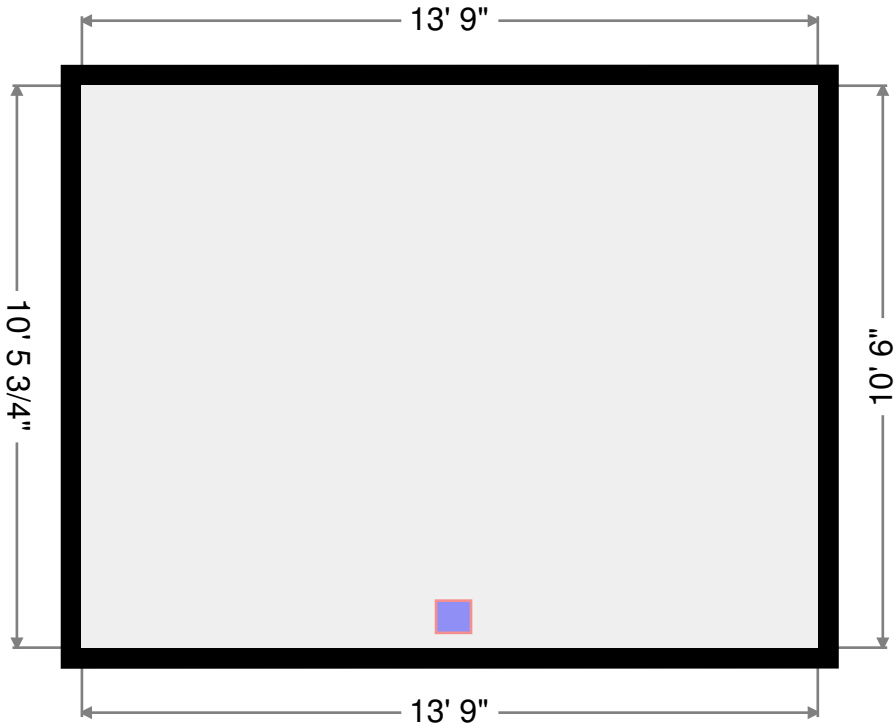
Plan 2 - Copy 1

Bedroom

Width: 10' 6" Length: 13' 9"
Area: 144 sq ft Perimeter: 48' 5 1/2"

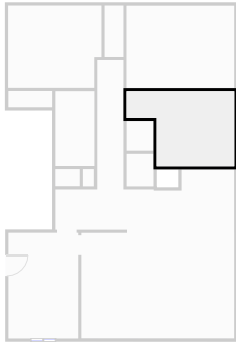


1. New wall light fixture



Bedroom

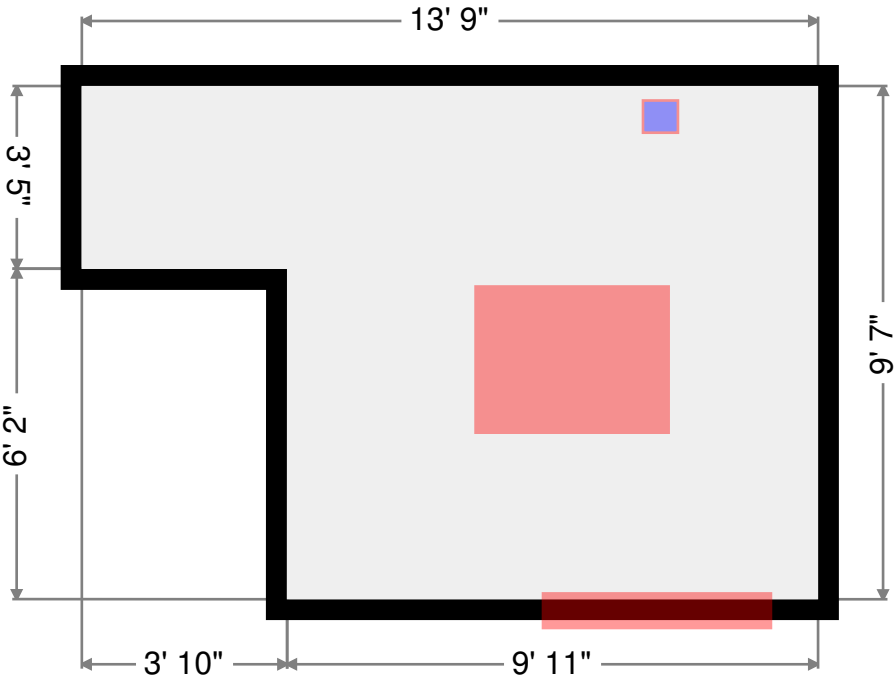
Width: 9' 7" Length: 13' 9"
Area: 108 sq ft Perimeter: 46' 8"



1. New wall light fixture - align over outlet where possible

2. Replace skylight

3. Replace french doors with hollow-core doors



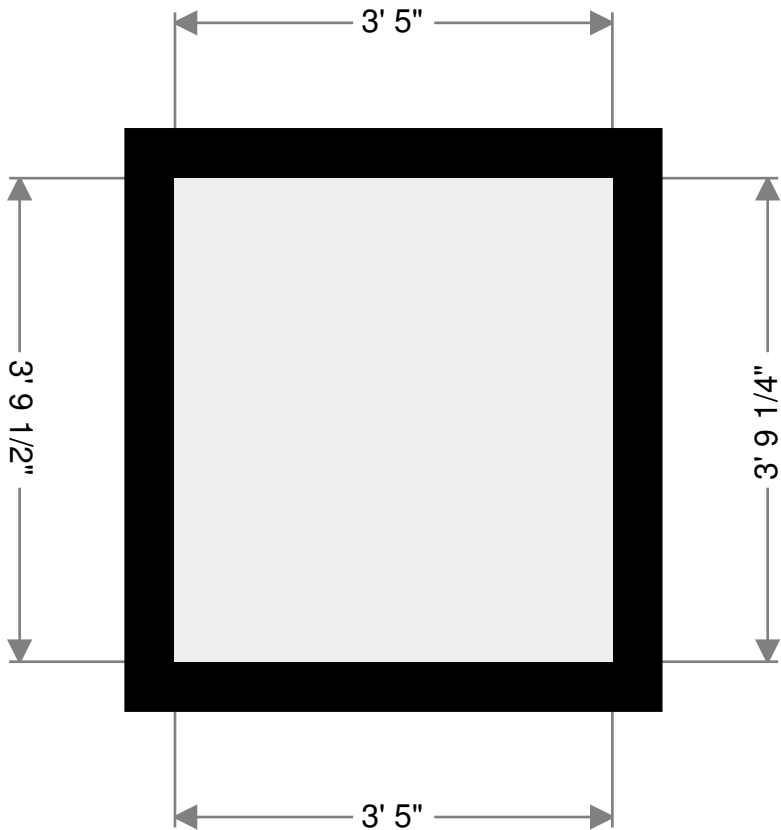
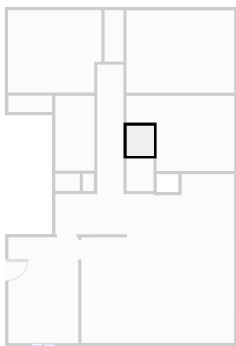
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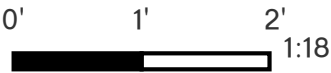
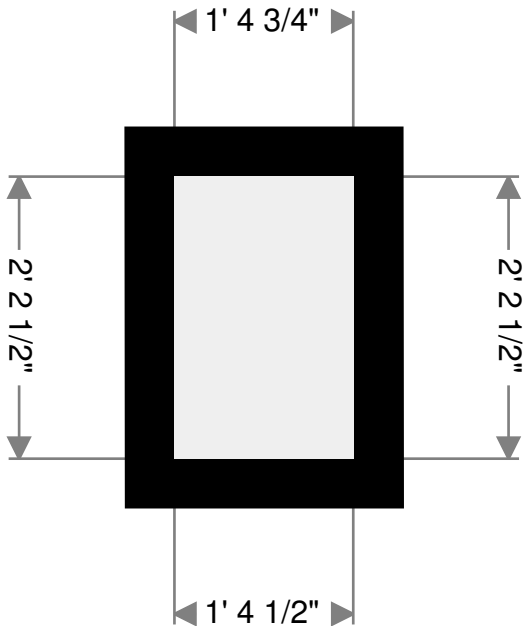
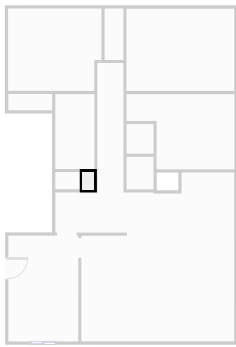
Closet

Width: 3' 5" Length: 3' 9 1/4"
Area: 13 sq ft Perimeter: 14' 4 3/4"



Closet

Width: 1' 4 1/2" Length: 2' 2 1/2"
Area: 3 sq ft Perimeter: 7' 2 1/2"



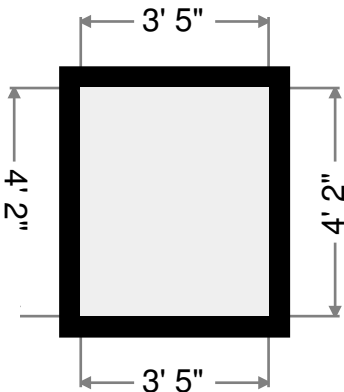
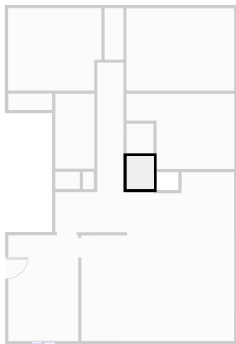
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Closet

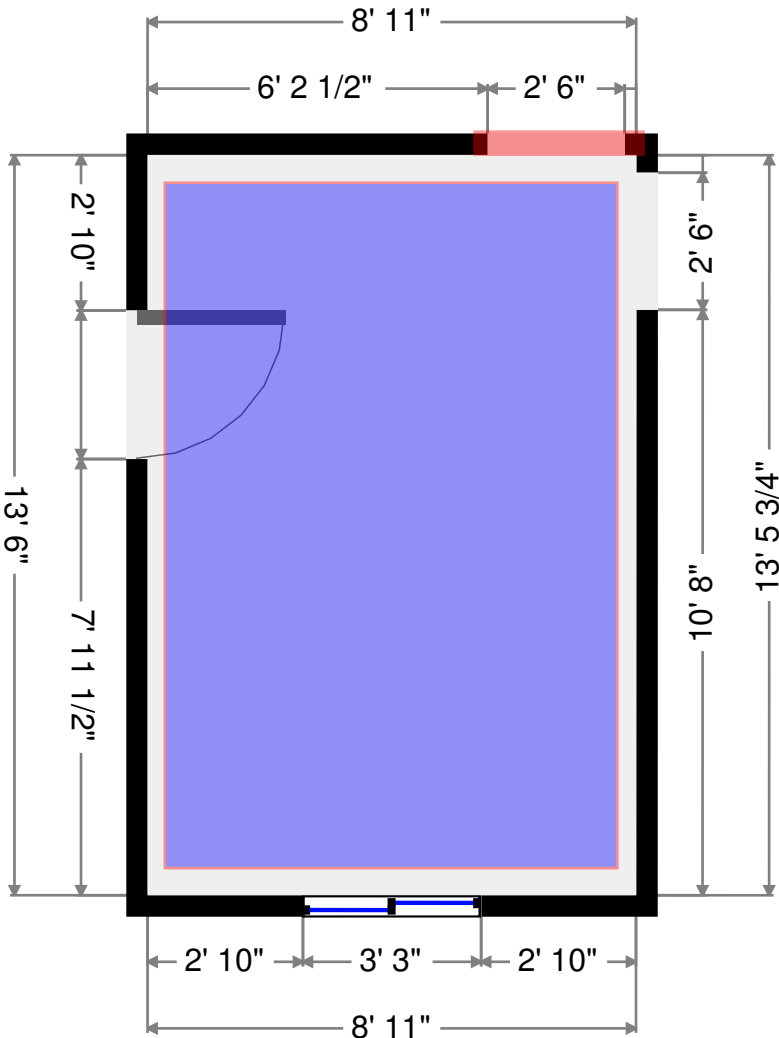
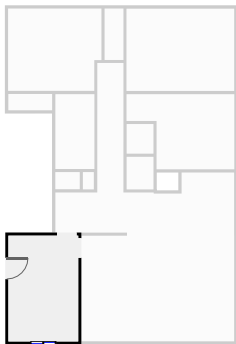
Width: 3' 5" Length: 4' 2"
Area: 14 sq ft Perimeter: 15' 2"



- 1. Install new floor.
- 2. Install new cabinets, counter and sink.
- 3. Install new outlets and lights.
- 4. Replace dimmer switches with on/off switches.
- 5. Convert interior door to opening by removing hinges and stops and finishing.
- 6. Extend gas, water and electrical hookups to exterior appliance enclosure.

kitchen

Width: 8' 11" Length: 13' 6"
Area: 120 sq ft Perimeter: 44' 9 3/4"



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