

Renovation

1. Re-pipe
 - i. Complete re-pipe using Pex B above ceiling.
 - ii. Introduce Manabloc plumbing manifold (in laundry room) to distribute water directly to each fixture.
 - iii. Replace spigot on west exterior wall and wall in lanai.
2. Laundry Room
 - i. Frame exterior (east) wall.
 - a) Replacing existing drywall and furring strips.
 - ii. Move sink to garage.
 - iii. Construct new closet to enclose Manabloc and plumbing.
3. Kitchen
 - i. Replace peninsula with large island.
 - a) Reconfigure drains (under slab).
 - b) Route water supply to island (under slab).
 - c) Add power and kick plate lighting to island (under slab).
 - ii. Frame exterior (east) wall.
 - a) Replacing existing drywall and furring strips.
 - iii. New cabinets and appliances.
 - a) A separate 240V line will be added for the cook-top.
 - b) Add under counter and kick plate lighting with 3-way switching.
 - iv. Add tongue and groove to ceiling.
 - v. Replace ceiling lights with 3-way switching.
 - vi. Extend interior wall (as shown).
4. Great Room
 - i. Frame in and close plant shelving.
 - ii. Add coffered ceiling.
 - iii. Add ceiling lights with 4-way switching.
 - iv. Replace fan.
5. Master Bedroom
 - i. Frame all exterior walls.
 - a) Replacing existing drywall and furring strips.
 - ii. Add wall scone to entrance hall to master.
6. Master Bathroom
 - i. Replace toilet room with enclosure and reposition toilet.
 - a) Demo the toilet room walls and frame the new enclosure.
 - b) Reconfigure stack pipe (under slab).
 - c) New toilet.
 - ii. Frame east exterior wall.
 - a) Replacing existing drywall and furring strips.
 - iii. Add dual sink vanity to (east) exterior wall.
 - a) Reconfigure drains (under slab).
 - b) Route water supply.
 - iv. Add tub.
 - a) Reconfigure drains (under slab).
 - b) Route water supply.
 - v. Replace shower.
 - a) Replace one wall in large closet to provide angled entry to shower.

- b) Remove half wall and glass and replace with full glass wall.
 - c) Route water supply.
 - d) New fixtures.
 - vi. Replace lighting.
- 7. Bedroom 2
 - i. Add 120V outlet to closet to supply power to network rack.
- 8. Bathroom 2
 - i. Replace tub/shower with walk-in shower.
 - ii. Replace vanity, toilet, and lighting.
 - iii. Add wall sconce to hallway outside bathroom.
- 9. Foyer
 - i. Replace ceiling light with two wall sconces.
- 10. Garage
 - i. Frame approximately 13 feet along east wall to support new cabinetry.
 - ii. Add three new 120V outlets along framed wall.
 - iii. Move tub from laundry room to garage.
 - a) Drains and water supply will need to be rerouted (above slab).

General Changes

- 1. Virtually all drywall will be replaced.
- 2. Insulation added to all exterior walls, where new framing introduced.
- 3. Sound insulation added to all interior walls, where appropriate.
- 4. Cat-6a wire to be run throughout the house.
- 5. All interior doors will be replaced.