



Partial Central Avenue Elevations



View from the corner of Central Avenue and East 83rd Street

SITE PLAN



View of Apartment Building along Central Avenue



SECTIONS



- ROOM KEY
- Foyer/Entry Closet
 - Kitchen
 - Family and Dining
 - Bedroom
 - Crib Space
 - Accessible Bath
 - Linin Storage
 - Garage
 - Roof Terrace
 - Loft/Nursery/Study
 - Resident Manager Suite
 - Computer Lab
 - Small Conference Room
 - Community Room
 - Laundry
 - Elevator Lobby
 - Secure Vestibule



- Units are convertible to different sizes thru closets
- Low VOC carpeting and paint
- Roof terrace over garage could be enclosed for additional bedroom
- Accessible kitchen with removable sink cabinet
- Rainwater collection and recycling for drip irrigation
- Ground floor bedroom with crib space
- Loft can be converted to nursery or study
- Kitchens have views of back yard
- Accessible bath with tub, barrier free shower, and removable vanity cabinet
- Potential residential elevator to 2nd floor
- Enclosed and secure parking with direct access to kitchen
- Living space has clear views to front yard, driveway, and entrance



- Adequate maneuvering clearances
- Sheet Rubber Bathroom flooring
- Linoleum Kitchen flooring
- Recycled rubber terrace pavers
- Operable aluminum and glass exterior community room wall
- Lever handle door hardware
- Built-in bench and accessible coat rod
- Entrance and Porch oriented toward street

ESTIMATE OF PROBABLE COST	DESCRIPTION	PERCENT OF TOTAL	TOTALCOST	COST/SF
DIVISION 2	STEELWORK	5.60%	552,014	8.72
DIVISION 3	CONCRETE	5.77%	568,778	8.92
DIVISION 4	MASONRY	2.85%	281,200	3.94
DIVISION 5	METALS	0.79%	74,840	0.91
DIVISION 6	WOODS & PLASTICS	19.24%	1,896,743	23.08
DIVISION 7	THERMAL & MOISTURE PROTECTION	19.51%	1,923,890	23.41
DIVISION 8	DOORS & WINDOWS	5.13%	505,336	6.15
DIVISION 9	FINISHES	5.84%	575,360	7.00
DIVISION 10	SPECIALTIES	0.20%	20,160	0.25
DIVISION 11	EQUIPMENT	0.00%	-	-
DIVISION 12	FURNISHINGS	0.00%	-	-
DIVISION 13	SPECIAL CONSTRUCTION	0.00%	-	-
DIVISION 14	CONVEYING SYSTEMS	0.48%	47,000	0.57
DIVISION 15	MECHANICAL	8.59%	847,139	10.33
DIVISION 16	ELECTRICAL	8.00%	792,119	9.84
DIVISION 17	TECHNOLOGY	0.00%	-	-
DIVISION 18	GENERAL CONDITIONS	13.18%	1,296,180	15.94
SUB-TOTAL			\$ 9,390,552	
Contingency		5.0%	469,528	
TOTAL			\$ 9,860,080	119.97