Sea Horse Clubhouse Renovation

Townhouse Meeting – Saturday January 6, 2018

Scope of Work

- Project #1 - Remove storefront framework, infill with wood framing, insulate, stucco exterior to match and drywall interior

- Project #2 - New property manager's office: 12'-4' x 20'-8" frame construction on monolithic slab. Exterior stucco and banding to match proposed new exterior finish of existing clubhouse. TPO single ply welded seam roof to tie into existing similar system. Install vinyl soffit and aluminum fascia to match

    - **Monolithic slabs** are foundation systems constructed as one single concrete pour that consists of a concrete slab with thickened portions of the slab under load bearing walls and all perimeter edges

    - **TPO single ply welded seam roof**. TPO (thermoplastic polyolefin) is a single-ply reflective roofing membrane made from polyprophylene and ethylenepropylene rubber polymerized together. This thermoplastic cool roof solution has gained broad industry acceptance for its many performance and installation advantages. TPO is among the fastest growing commercial roofing products in the world today.

Scope of Work

- Project #3 - Replace existing full height windows with new tempered, insulated, white vinyl single fixed units into reduced sized openings having infilled sill height to 36"

- Project #4 - Relocate dumpster and adjust handicapped parking spaces

- Project #5 - Provide stucco with banding over existing brick veneer as per approved new exterior rendering, includes infill over and under new windows

Scope of Work

- Project #6 - Replace existing air conditioners with new mini split air conditioning units per plan

- Project #7 - Convert existing suspended grid ceiling to a 2'x2' recessed pattern and replace existing 2'x4' Troffers with new 2'x2' LED light panels

  - A **troffer** is a rectangular light fixture that fits into a modular dropped ceiling grid (i.e. 2' by 2' or 2' by 4'). Troffer fixtures have typically been designed to accommodate standard fluorescent lamps (T12, T8, or T5), but are now often designed with integral LED sources.

- Project #8 - Remove existing 16" concrete lintel and center column and replace with new 3 ply 12" wooden beam effectively raising head clearance to 7'-0"