

021919

VE2, Shawn's redlines (See Kim and Nora's spreadsheet for their items, attached)

1. Eliminate Generator: Save \$25,000.00
2. Reduce Auto Shades: Just in Master and Guest Bedroom Upper Level: Save \$30,000.00
3. Remove deck and framing for it north of Office, Main Level. Remove exterior door and replace with window to match others in that room. Change window on north wall to be same width as all other windows in that room.
4. Flooring: Change flag stone flooring to slate, keep same extents.
5. Steel Trusses: Provide Tim with both timber and steel options to price before permitting.
6. Siding: go with cedar siding at all vertical reverse board and batt siding, and just have the Great Room Volume horizontal siding in reclaimed wood. *Trim and timber wall detailing in reclaimed areas only to be reclaimed also.* All roof timbers and posts to be D.F. Some of the window timber trim details in the cedar siding areas possibly to be cedar vs. D.F., where it makes sense. T.B.D.
7. Change Bridge and Stair Reclaimed Wood flooring to typical Wood Flooring.
8. Windows: Reduce windows per attached drawings.
9. Heating: Go with forced air in the house and electric heat mats in Entry and bathrooms.
10. Carpet cost and interior materials: See Kim and Nora's spreadsheet for reductions in cost.
11. Remove Master Balcony, railing, posts, truss, keep gable per drawings. Remove door and match window at Jr. Master south wall. Make both Jr. Master wdw. And new Master south window 6" less tall, so clears the roof on Master side and so that they both match.
12. Cabinets: See Kim and Nora's suggestions: use higher grade cabinetry in Main Level Kitchen/Powder and in Master Bedroom and Master Bathroom. Use lower grade cabinetry in Pantry, Mud/Laundry, Jr. Master Bedroom and Bathroom 1, Apartment over the Garage Kitchenette and Guest Bath.
13. Remove steel grate decking between Kitchen and Garage man door at south side of house.
14. Office south wall: make middle window smaller in width to match other windows in that room.