

397 Millburn Ave
Township of Raritan, New Jersey
MW Project No. 13-0708-04
Multifamily Interior Design Basis of Design
December 15, 2020

Revised December 23, 2020
Revised January 8, 2021

PROJECT DESCRIPTION SUMMARY

The multi-family portion of the project consists of a 2-story residential building over ground level structured parking. The ground floor lobby and leasing center will have direct access to the garage. The first residential level will have a lobby and mail area as well as fitness and amenity space. The multi-family residential portion will have a total of 53 dwelling units – Typical unit finishes will be determined and documented based on one unit type.

Deliverables:

Multifamily public spaces, excluding garage, and typical unit information will be provided in a combined ID package.

APPLICABLE CONSTRUCTION CODES

Refer to the architectural Basis Of Design for all applicable codes.

SUSTAINABLE DESIGN

Refer to the architectural Basis Of Design for all applicable sustainability information.

SIGNAGE CONSULTATION

ID will provide review comments on the signage package prepared by the Owner's contracted signage provider for overall conformity with project design direction.

DESCRIPTION OF INTERIOR FINISHES, FIXTURES, AND EQUIPMENT (TBD)

Doors and Windows

Doors

- Interior amenity door and sidelite finish and style shall be coordinated with architecture based on overall project aesthetics.
- Apartment entry door finish and style shall be coordinated with architecture based on overall project aesthetics. Doors shall be 8'-0" tall.
- Apartment interior door finish and style shall be coordinated with architecture based on overall project aesthetics.

Door Hardware

- Hardware finish and style shall be coordinated with architecture based on overall project aesthetics.

Amenity Space, including lobbies and leasing

- Flat/Matte paint, in various colors, at amenity area walls.
- Flat/Matte paint, in various colors, at amenity ceilings.
- Semi-Gloss paint, in various colors, at amenity trim.
- Decorative ceiling elements, as yet to be determined.
- Vinyl wallcovering at various amenity locations and in various patterns, as yet to be determined.
- Decorative wall tiles at various locations in amenity space.
- Specialty finishes, as yet to be determined, at various locations in amenity space.
- Porcelain tile at floors and walls in public space bathrooms.
- Porcelain tile, LVT, and carpet tile flooring throughout amenity spaces.
- Quartz counters in amenity space and amenity bathrooms.
- Stainless steel undermount sinks in kitchen like settings.
- Undermount porcelain sinks in bathrooms.
- LED decorative lighting fixtures, style based on overall project aesthetics.
- LED general lighting fixtures, style based on overall project aesthetics.

Residential Corridors

- Commercial carpet at all residential level corridors and elevator lobbies with option to incorporate luxury vinyl tile (LVT) at intermittent locations.
- Porcelain tile at move in and courtyard corridors.
- Recessed walk-off carpet tiles at move in and courtyard corridors, inset into porcelain tile.
- Flat/Matte paint, in various colors, at corridor walls.
- Flat/Matte paint, in various colors, at corridor ceilings.
- Semi-Gloss paint, in various colors, at corridor trim.
- Vinyl wallcovering option to incorporate at corridor elevator lobbies.
- LED decorative lighting fixtures, style based on overall project aesthetics.
- LED general lighting fixtures, style based on overall project aesthetics, on dimmers.
- LED wall sconce at each unit entry door, style based on overall project aesthetics.
- Millwork accent at each unit entry, style as yet to be determined.

Elevators

- Carpet or LVT flooring. **Porcelain tile**
- Laminate panels per elevator manufacturer's standard options with option to do a nonstandard laminate at owner direction.
- ceiling and lighting per elevator manufacturer's standard offerings.

Dwelling Units

- Porcelain tile floor and wall base in bathrooms.
- Marble threshold at bathroom door(s).
- LVT at living/dining, hallways, kitchen, mechanical, and laundry closets with owner option to opt for vinyl composite tile (VCT) in mechanical and laundry closets.
- Balance of dwelling spaces (pantries, closets) shall have flooring to match adjacent space.
- Ceramic tile at tub and shower walls.
- Quartz kitchen countertops.
- Ceramic tile backsplash above kitchen counter tops.
- Undermount stainless steel kitchen sink and pull down kitchen faucet.
- Cultured stone bathroom vanities with integral sink.

- Thermally fused laminate (TFL) or high pressure laminate (HPL) kitchen and bathroom cabinetry, wood look, solid color, or a combination based on design direction. 42" upper cabinets.
- Framed mirror at bathroom vanities.
- Painted door casing, size and style to be coordinated with design direction.
- Painted drywall return at windows with painted wood sill.
- Coated wire closet shelving, white. **Melamine shelving**
- Bathtubs shall be pre-molded abs plastic (such as Kohler Sterling) with tiled walls.
- Shower bases shall be pre-molded abs plastic (such as Kohler Sterling) with tiled walls with frameless glass doors. Option to switch to tiled pan per owner direction.
- Flat/Matte paint at walls.
- Flat/Matte paint at ceilings.
- Semi-Gloss paint at trim.
- No medicine cabinets in bathrooms.

Appliances, Amenity

- Microwave drawer at Communal Kitchen.
- Full size refrigerator at Communal Kitchen.
- Under counter ice machine at Communal Kitchen.
- Warming drawer at Communal Kitchen.
- Under counter refrigerator.
- Gas or electric fireplace per owner preference.

Appliances needed to be reviewed with programming as it develops.

Appliances, Units

- GE level appliance package at Market Rate units, including microwave drawer.
- Whirlpool level appliance package at affordable units.

See architecture for unit appliance specifics.

Restroom Fixtures and Accessories, Amenity

- Recessed or semi-recessed paper towel and trash combo unit.
- Motion activated faucet, hard wired.
- Motion activated deck mounted soap dispenser, hard wired.
- Framed mirror.

Refuse Collection Rooms

- Sealed concrete flooring.
- Fiberglass reinforced panels (FRP) at trash chute wall and any wall within 4'-0" of chute.
- High washability paint at walls and ceiling.

Janitor's Closets

- VCT flooring.
- Fiberglass reinforced panels (FRP) at all walls within 4'-0" of mop sink, from floor to 4'-0".
- High washability paint at walls and ceiling.

PROGRAM

Amenity Areas

- Lobby at two locations.
- Leasing office that can transition into usable amenity space.

- Management office.
- Lounge space.
- Communal kitchen / event space.
- Mail and package area, count and size of package lockers / overflow package storage to be confirmed by owner.

END