Northwest area footings formed, vapor barrier is in.

Rakers, whaler for temp bracing complete.

WP and insulation at 420 Melrose West wall complete.
Vapor barrier, rebar mat for slab
Community room slab completed. Heat retention blankets being laid.
Installation of 5” insulation and CMU block is in progress
Front Facade – Pipe scaffold in place on left, Syntheon front facade studs install in progress
Syntheon install in progress
Syntheon back facade install 85% complete
Back Facade – Pipe scaffold 100% up, Syntheon 100% complete, Densglass sheathing 60% complete
Densglass and polyiso returns at windows are in progress
Back Facade – Densglass sheathing 95% complete, STO Gold 50% Complete
STO Gold application IN PROGRESS, photo shows mesh tape application at all corners
Melrose – Exterior Wall Detail

- JAMES HARDIE “REVEAL” PANELS
- PLANTING SOIL, SEE SPECIFICATION
- STL TRACK BY SYNTHEON (TYP)
- 3/8” WATERWAY DRAINAGE MAT BY STUCOFLEX (TYP)
- FILTER FABRIC
- 1” POLYISO INSULATION R=7 (TYP)
- 8” SYNTHEON PANEL W/ STUDS EVERY 2” O.C. (TYP)
- MINERAL WOOL
- 3 5/8” DENSEPACK CELLULOSE (TYP)
- 5/8” DENSEGLASS GOLD (TYP)
- 5/8” FC GYPSUM BOARD (TYP)
- STL TRACK BY SYNTHEON (TYP)
- ST STL FLASHING (TYP)
- JAMES HARDIE “REVEAL” PANEL
- ALUM BRICK MOULD (TYP)
- INSULATED FIBERGLASS WINDOW (TYP)

SECTION AT WINDOW AND WALL WITH PANELS
1-1/2" x 1-1/2"
Back Facade – Brick Install – 30% Complete
Roof – Bulkhead EIFS 60% complete, 1st ply of roof and crickets 80% complete
Melrose – Roof Detail

- Two Part Stainless Steel Coping – 20 GA
- Roof Membrane Up and Over Top of Parapet
- 8" STL Track by Syntheon
- 5/8" DenseGlass Gold Completely Around Parapet
- 1" Polyiso Insulation R=7
- 3" Round Riverstone, None to Be Smaller Than 1"
- Filter Fabric
- 8" XPS Foam Boards
- Miradrain Drainage Mat
- Modified Bitumen Roofing as Per Spec
- Planter Box – Structure Holds AC Support and Screens – Details to Follow
- Cant Strip
- Sto Gold Coat, and Gold Fill and Mesh Where Required to Assure a Complete Air Barrier and Drainage Plane – Completely Seal at Edges and Corners – Follow All Manufacturer’s Instructions
- Syntheon/Plank Connection TBD
- 3/8" Waterway Drainage Mat by Stuccoflex
- 1" Polyiso Insulation R=7
- 8" Syntheon Panel w/ Studs Every 2" O.C.
- 3 5/8" DensePack Cellulose

Parapet at Brick Veneer

1/4" = 1'-0"
Front Facade – Front scaffold was removed.
Procida

COST COMPARISON
PASSIVE VS NON PASSIVE CONSTRUCTION

### INSULATION - LABOR & MATERIAL

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<tr>
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<tbody>
<tr>
<td>Roof</td>
<td>+/- 8&quot; TAPERED - 2 LAYERS OF 4&quot; POLYISO</td>
<td>$8.00 /SF</td>
<td>R-30 AVG = +/- 4&quot; TAPERED POLYISO</td>
</tr>
<tr>
<td>Exterior Wall - Cavity</td>
<td>4&quot; MINERAL WOOL</td>
<td>$6.00 /SF</td>
<td>2&quot;-3&quot; POLYISO</td>
</tr>
<tr>
<td>Exterior Wall - Interior</td>
<td>4&quot; - 6&quot; BATT / CELLULOSE</td>
<td>$4.00 /SF</td>
<td>NOT INSULATED</td>
</tr>
<tr>
<td>Foundation</td>
<td>4&quot; MINERAL WOOL</td>
<td>$6.00 /SF</td>
<td>2&quot; POLYISO</td>
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### WINDOWS - MATERIAL SUPPLY ONLY

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<tbody>
<tr>
<td>Double Pane</td>
<td>U PVC &amp; DOUBLE PANE OF GLASS</td>
<td>$55.00 /SF</td>
<td>ALUMINUM &amp; DOUBLE PANE OF GLASS</td>
</tr>
<tr>
<td>Triple Pane</td>
<td>FIBERGLAS &amp; TRIPLE PANE OF GLASS</td>
<td>$65.00 /SF</td>
<td>ALUMINUM &amp; DOUBLE PANE OF GLASS</td>
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### HVAC SYSTEMS - LABOR & MATERIAL

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<tbody>
<tr>
<td>Heating</td>
<td>VRF SPLIT SYSTEMS</td>
<td>$17.00 /SF</td>
<td>BOILER PLANT &amp; BASEBOARD RADIATION SUPPLY OF THRU WALL AC UNIT</td>
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<tr>
<td>Cooling</td>
<td>INCLUDED</td>
<td>INCL /SF</td>
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TOTAL COST DIFFERENTIAL $1,546,000

TOTAL COST DIFFERENTIAL PER SF $10.74
TOTAL COST DIFFERENTIAL PER DU $10,105
Passive House Roof Section

1. Typical Roof Assembly

1" = 1'-0"