

Sather Design/Build, Inc.

GENERAL CONTRACTORS*CONSULTANTS

Home Features
10432 Purdey Road
Eden Prairie MN 55347

Updates,

Roof replaced with GAF HDZ Timberline shingles in 2021
Top 4' of both chimneys replaced 2013
Home painted 2021

- Pressure washed and scraped
- primer coat
- spayed and back rolled
- caulked and replaced Trim boards as needed

New Trex deck 2014

Four season porch 2014

New Marvin French style patio doors (main level) 2013

Two new furnaces, electronic zone system, two central humidifiers, HRV system 2014

Replaced one A/C 6/29/'23

Garage furnace 2014

Exterior Features,

Sides and rear of home are 1 1/4" redwood lap siding
Front of home brick, limestone, and shakes
2" by 6" redwood fascia
All trim boards are 2" by 8" or 2" by 10" redwood
Orchard stone patio @ rear (under deck)

Interior Features,

10' walls on main floor
Vaulted ceilings on upper two levels
Finished and insulated garage
Second kitchen on lower level

Electrical/Mechanical,

300 amp underground service
Two water heaters (one recirculating line to master bathroom)
Zoned heating/cooling
Central vacuum system
Underground sprinkler system (underground lines need updating)



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Proposed Renovations,

Provide labor and material for the following:

Exterior,

Driveway,

Remove and replace existing driveway with new concrete driveway (Including gravel area on South side)
Add one course of stone on retaining wall (South side of driveway) and add approx. 18" to raise grade

Kitchen (option A),

Remove angled wall area (desk) and all cabinets.
Remove tile in kitchen and laundry floor areas
Install new White cabinets (see plan for proposed layout)
Counters, Granite or Quartz (\$5,000 allocated)
Replace counters in Butler's pantry
Backsplash, either tile or matching counter tops (\$3,000 allocated)
Hardwood floor in kitchen and laundry areas (refinish existing wood floor in porch area)
Appliances, - ex. attached Bosch specifications (\$15,000 allocated)
Plumbing, undermount sink, faucet, disposal
Electrical, rework ceiling can locations, pendant lights over island, undercabinet lighting
Ceiling, finish ceiling with white or stained painted wood - ex. 6" nickel gap shiplap
Note, paint pantry cabinet fronts

Laundry,

Relocate washer and dryer as per plan.
Rework base cabinets – move sink base and leave base cabinet for drop zone.
Spray enamel existing uppers and re-used base cabinets, new hardware
Install lockers and bench as per drawing
Replace light fixture
Counter to be granite or quartz with 4" backsplash
New toilet and lavatory faucet in ½ bath
Paint vanity/ new hardware, new light fixture

Master Bath,

Remove shower, floor tile, vanities, step to spa tub, lights, and mirror
Install two 4' vanities with 42" by 15" wide drawer stack in middle
New framed mirrors, vanity lights, etc.
Replace spa and lavatory faucets, shower valve, faucet, and separate hand held
Frameless glass shower enclosure (clear or frosted glass)
Tile shower floor, walls, tub surround face of base, floor, and tile base
-budget an approx. average of \$8.00/sq. ft. for tile material
Install in floor heat
Replace master closet floors with carpet or LVT



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Page two

Upper level Jack and Jill bathroom,

Remove vanity, tile, toilet, etc. (reuse tub)
Install new vanity, vanity top (granite or quartz)
Provide new lavatory faucets, tub shower faucet, toilet, mirrors. Light fixture
New semi frameless tub/shower glass

Ensuite Bathroom,

Remove tile, shower glass, vanity and top, toilet
Install new vanity and top (granite or quartz)
New shower faucet, lav faucet and toilet
New mirror and light fixture

Large upper bedroom,

Remove wall paper
Sand and refinish "toy box"

General Specifications,

All wood on main and upper levels to be re-finished
- doors, railings, built ins, windows, cabinets, fireplace surrounds, etc
- propose white enamel with some railing or cabinet parts painted black or other accent color
- new hardware on existing cabinets
Paint all walls on main and upper levels

Replace door hinges and handsets (including exterior doors)
Replace cracked glass in transom @ dining room
New high end carpet in living room, and master bedroom

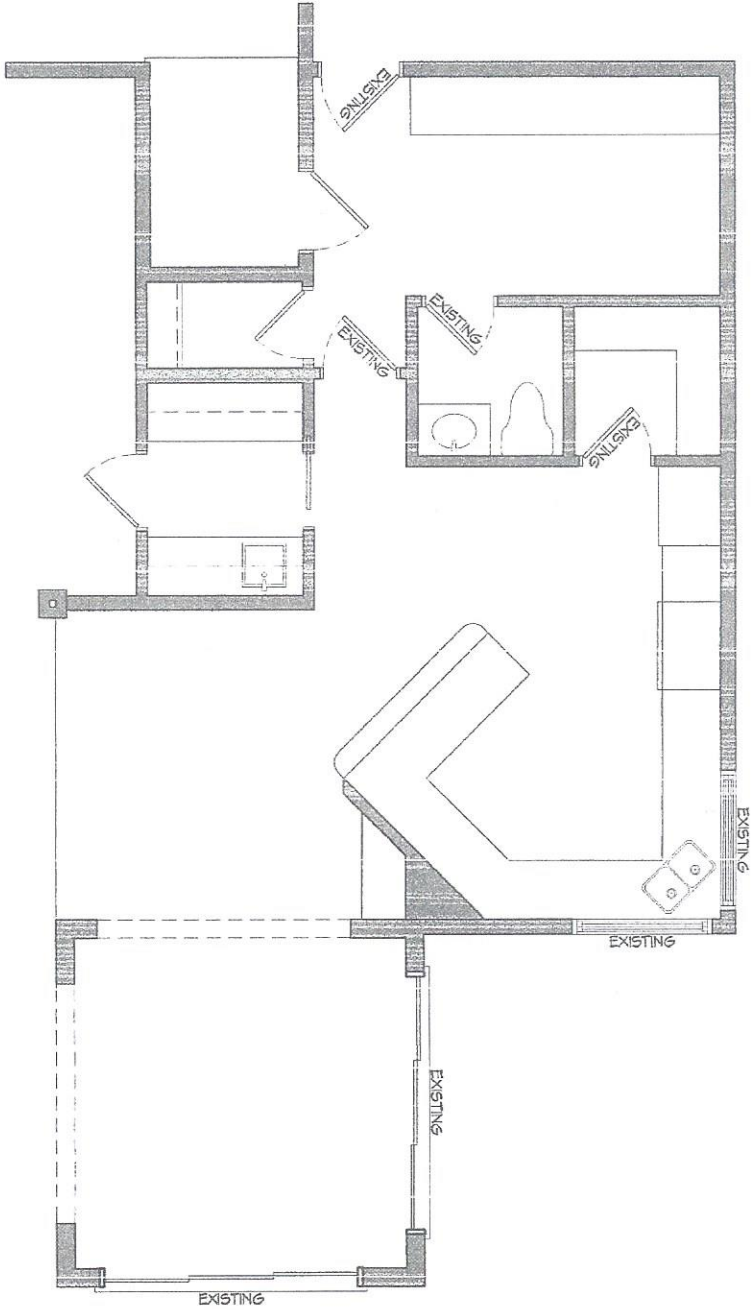
Lower level,

Finish concrete floor areas (bar, game room) with epoxy

General notes,

Include building permits, dumpsters, plans
Using \$85/sq/ft installed price for counters and vanity tops

Cost for above work approximately \$385,000



EXISTING MAIN LEVEL FLOOR PLAN
1/4" = 1'-0"

<p>AB SHEET</p>	<p>DATE OF PLANS: 1-23-20</p>	<p>10432 PURDEY RD EDEN PRAIRIE, MN 55347</p>	<p>NOT TO SCALE, MEASUREMENTS AND DIMENSIONS ARE APPROXIMATE. THIS DRAWING IS FOR INFORMATION ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSE. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING ALL INFORMATION. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED HEREIN.</p>	<p>LINE & APES architectural services LLC 10432 Purdey Road Eden Prairie, MN 55347 Phone: (952) 103-4000 Fax: (952) 103-4000</p>	<p>design & writing by Sather design/build, inc. 10432 PURDEY ROAD EDEN PRAIRIE, MN 55347 PHONE: (952) 103-4000 FAX: (952) 103-4000</p>
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Optional Kitchen (plan noted as P2),

Remove wall between existing kitchen and Butler's pantry

Locate base and uppers on West wall to use as wet bar and coffee station

- locate sink on right side as opposed to centered per sketch

- Base cabinets to match new units in main kitchen area, reuse glass upper cabinets (paint)

- island could be either one level or use a raised day counter

All ceiling, floor, etc. specifications to remain the same

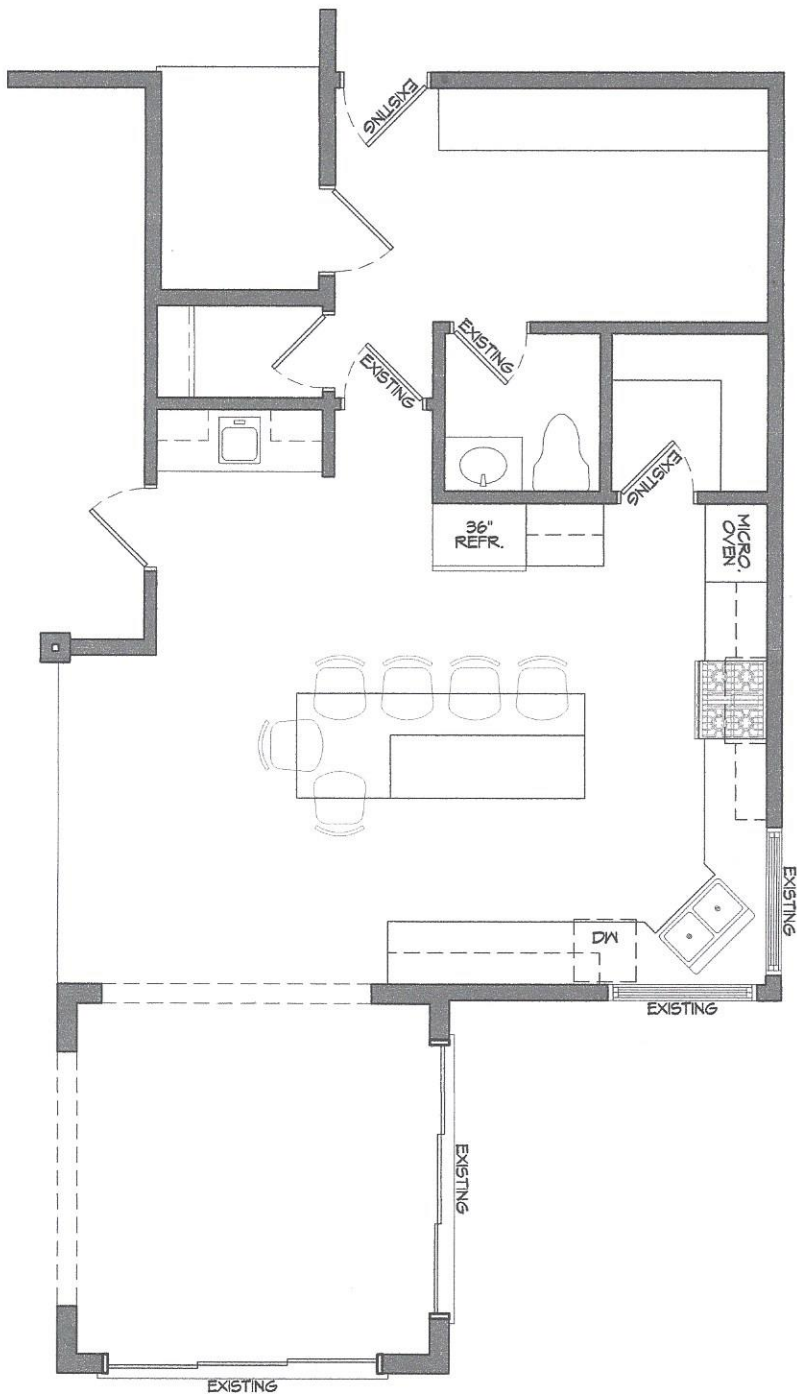
Add \$15,000 to base kitchen proposal

Note:

Several Banks that Sather Design/Build, Inc. has worked with offer a program that uses a value added one time close. Buyer and seller establish a set price for sale of home and a budget and specifications for the renovations. This sets the final value of house and related mortgage, The bank closes the loan at property sale and funds the renovations to the Builder per a draw schedule (based on completed work).

Sather Design/Build is in a position to begin the plan/specifications/permitting process and begin to order materials (cabinets, appliances, etc.) as soon as there is a purchase agreement.

MAIN LEVEL FLOOR PLAN - OPTION 1
 1/4" = 1'-0"



P1
SHEET

DATE OF PLANS:
1-23-20

10432 PURDEY RD

EDEN PRAIRIE, MN 55347

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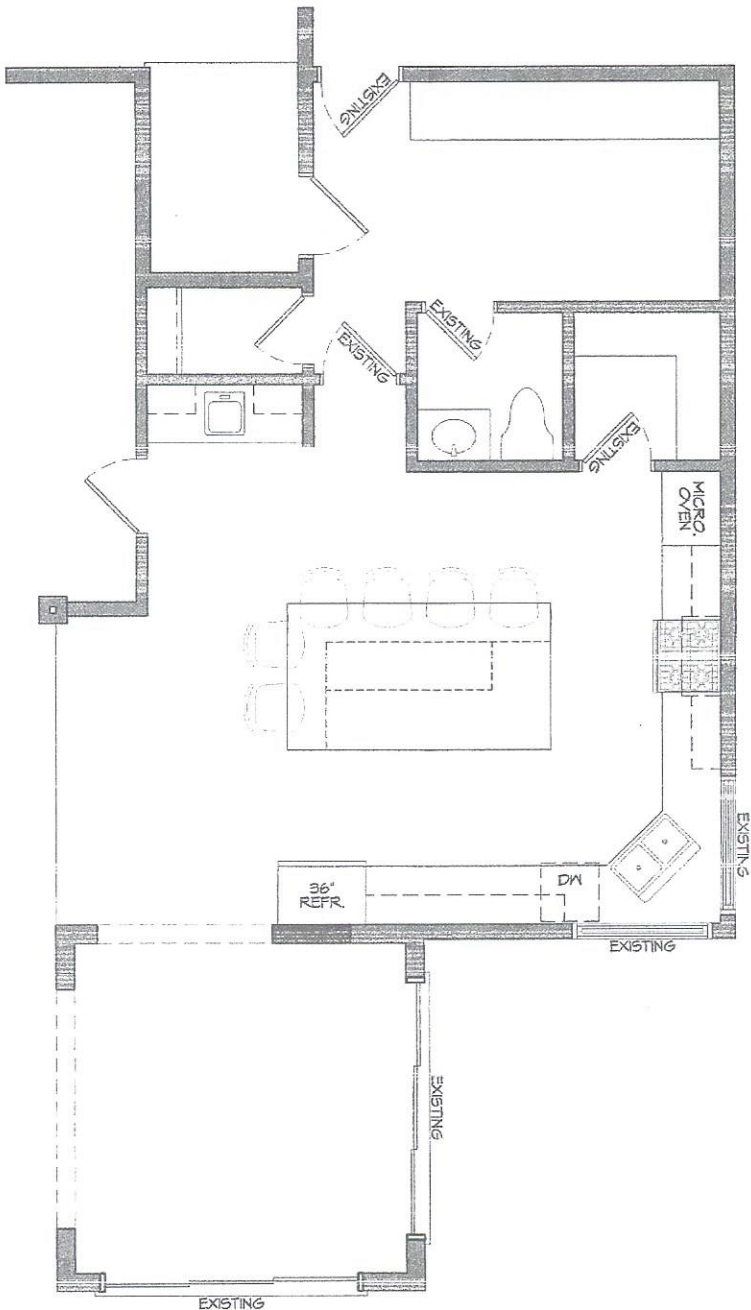
LINE SCAPES
architectural
850-492-2881



design & drafting by

Sather
Design/Build, Inc.
10432 PURDEY ROAD
EDEN PRAIRIE, MN 55347
TEL (952) 828-7000
FAX (952) 828-0880





MAIN LEVEL FLOOR PLAN - OPTION 2
1/4" = 1'-0"

P2
SHEET
DATE OF PLANS
1-23-20

10432 PURDEY RD
EDEN PRAIRIE, MN 55347

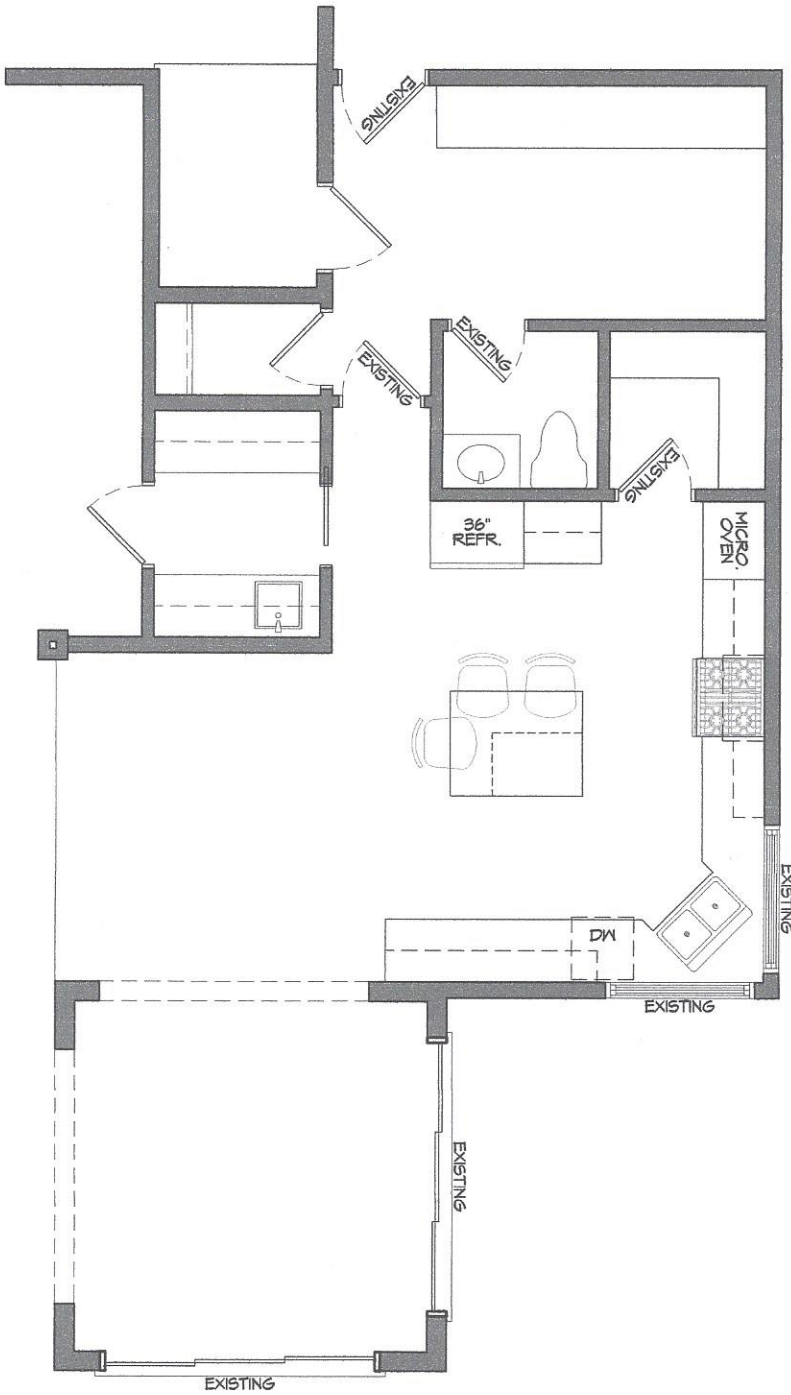
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LINESCAPES
architectural
services, llc
10432 Purdey Road
Eden Prairie, MN 55347
Phone: (952) 925-4880
Fax: (952) 925-4880

design & drafting by

Sather
design, inc.
10432 PURDEY ROAD
EDEN PRAIRIE, MN 55347
PHONE: (952) 925-4880
FAX: (952) 925-4880

MAIN LEVEL FLOOR PLAN - OPTION 3
 1/4" = 1'-0"



P3
SHEET

DATE OF PLANS:
1-23-20

10432 PURDEY RD
EDEN PRAIRIE, MN 55347

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design & drafting by:
LINESCAPES
 architectural
 852-942-4881

Sather
 Residential, Inc.
 10432 PURDEY ROAD
 EDEN PRAIRIE, MN 55347
 TEL: (952) 824-0080
 FAX: (952) 824-1980



Sather Design/Build, Inc.

GENERAL CONTRACTORS*CONSULTANTS

6/26/2023

Kitchen Remodel for
10432 Purdey Road
Eden Prairie, MN 55347

Furnish labor and material for the following:

Demolition,

Remove all cabinets including angled wall (desk area).
Remove tile floor, including Butler's pantry, up to laundry room doorway.

Floor,

Install ¾" oak floor in kitchen and Butlers Pantry area to match existing oak floor height at opening to porch area. Stain and three coat new floor and refinish existing floor.

Cabinets,

Use Koch Classic shaker style maple cabinets (full overlay), white finish, soft closing hinges and drawers. Allocate at builder's cost \$7 each for knobs and pulls.
Provide consultation with builder and cabinet supplier for features and final layout.

Counter tops,

Use Granite or Quartz counter tops, including Butlers Pantry area. Island day counter to have a 10" to 12" overhang. Proposal allocates installed price @ \$85/sq. ft. Provide a separate meeting with Capital Granite to review options. Allocate \$1,000 for undermount sink and faucet.

Backsplash,

Install tile backsplash from counter to bottom of cabinets and wall area to ceiling @ cooktop. Allocate \$15/sq. ft. for tile material.

Appliances,

Provide Bosch gas cook top, downdraft or hood exhaust, dishwasher, combo oven with convection micro, French door style refrigerator/freezer (cabinet depth). Appliance cost to builder \$14,000 – any upgrades can be added using the baseline cost for Bosch.
Includes all appliance installation, plumbing and electrical connections.

Ceiling,

Use tongue and groove or shiplap boards stained white in kitchen area – up to dining room and Garden room openings. Option in lieu of wood ceiling to repair drywall (area wall removed @ desk), scrape and install ½" drywall overlay and provide a smooth finish. Use 3 ½" crown molding in kitchen area.

Painting,

Include painting existing doors (pantry, laundry, butler's pantry) and windows. All wall areas (including walk in pantry).



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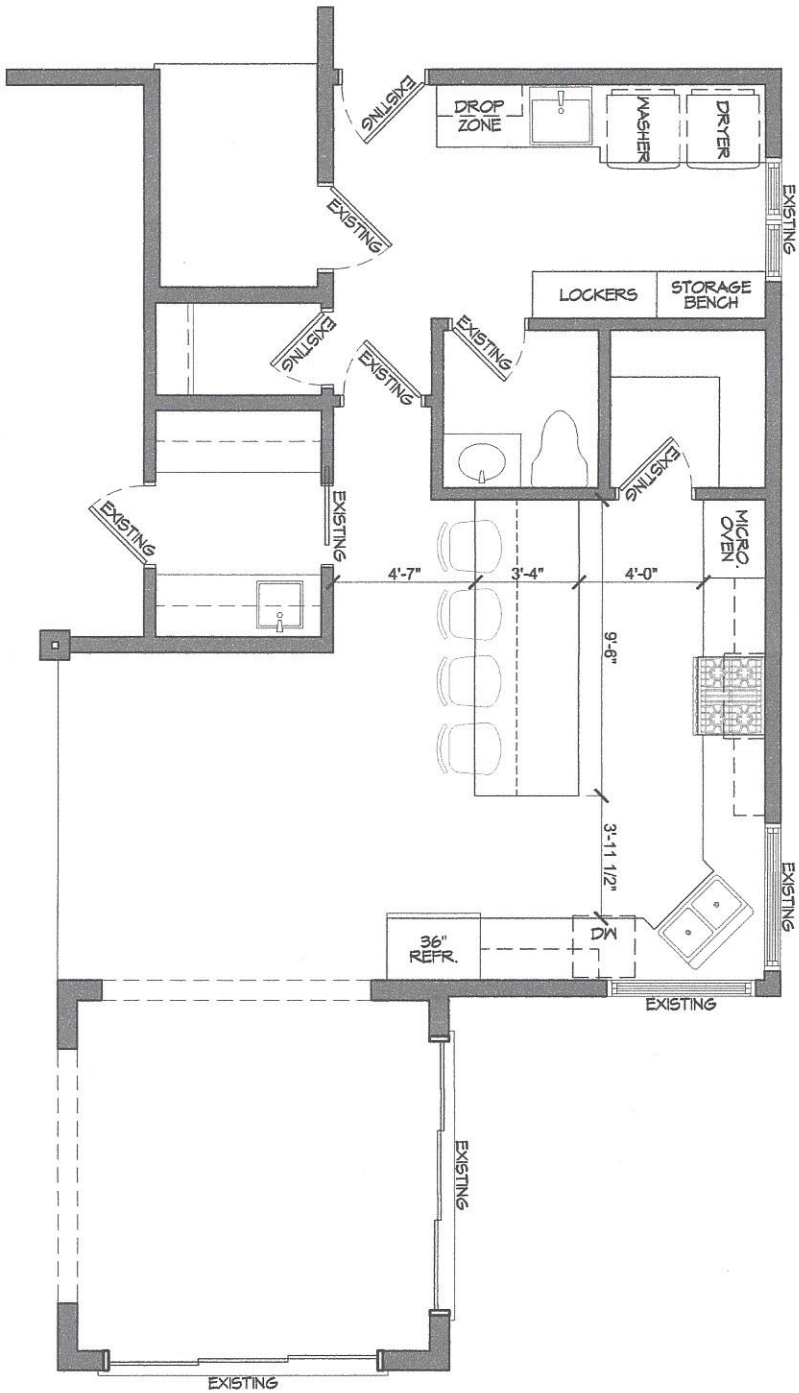
Electrical,
Install new can lights, owners' pendants over day counter, all switches, outlets, undercabinet LED lights,
and appliance connections.

Plumbing,
Include all fixture hook ups and installation, gas connections, and appliance connections.

General notes,
Include plans, building permits, and dumpster.

Cost for above \$98,000

MAIN LEVEL FLOOR PLAN - OPTION A
 1/4" = 1'-0"



<p>SHEET A</p>	<p>DATE OF PLANS: 6-30-23</p>	<p>SATHER 10432 PURDEY RD - EDEN PRAIRIE MN</p>	<p>THIS FLOOR PLAN, SPECIFICATIONS, AND ALL INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF SATHER DESIGN. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF SATHER DESIGN. THE USER OF THIS FLOOR PLAN AND SPECIFICATIONS IS TO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATIONS FROM THE LOCAL AND STATE AUTHORITIES. THE DESIGN AND CONSTRUCTION OF THIS PROJECT IS SUBJECT TO THE CHANGES AND MODIFICATIONS AS APPROVED BY SATHER DESIGN.</p>	<p>LINE SCAPES design & drafting by 10432 PURDEY ROAD EDEN PRAIRIE, MN 55347 FAX (952) 828-0880</p>	<p>Sather Design/Build, Inc. 10432 PURDEY ROAD EDEN PRAIRIE, MN 55347 FAX (952) 828-0880</p>
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