

# 442 EAST 52<sup>ND</sup> STREET MAISONETTE | ALTERNATIVE FLOORPLAN

3 EN-SUITE BEDROOMS | ENLARGED PRIMARY SUITE W/5 PIECE BATH & HOME OFFICE



NEW LIVING ROOM FEATURE WALL with NYPD APPROVED HEARTH CABINET ETHANOL FIREPLACE & BUILT-IN SHELVES

**H. BECH & COMPANY**

REAL ESTATE SERVICES

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MAINFLOOR EN-SUITE BEDROOM CONSTRUCTION: NEW ENSUITE BATHROOM (3<sup>RD</sup> FULL BATHROOM)



BATHROOM RENDERING FOR FINISH OPTION #1:  
MODERN IN LARGE FORMAT WHITE MARBLE



BATHROOM RENDERING FOR FINISH OPTION 2: TRANSITIONAL  
GRAY SUBWAY TILE W/WHITE MARBLE FLOOR

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## 442 E. 52<sup>nd</sup> St. | MAISONETTE | 3 BEDROOM, 3.5 BATH ALTERNATIVE PLAN

Key Features: New 1st floor Bedroom Suite with full bath; Living Room feature wall with direct vent ethanol fire place; and Modern, enlarged 2nd floor Primary Suite with enlarged 5 piece bathroom, 2 walk-in closets and home office/sitting room



*new first floor plan*



*new primary suite plan*

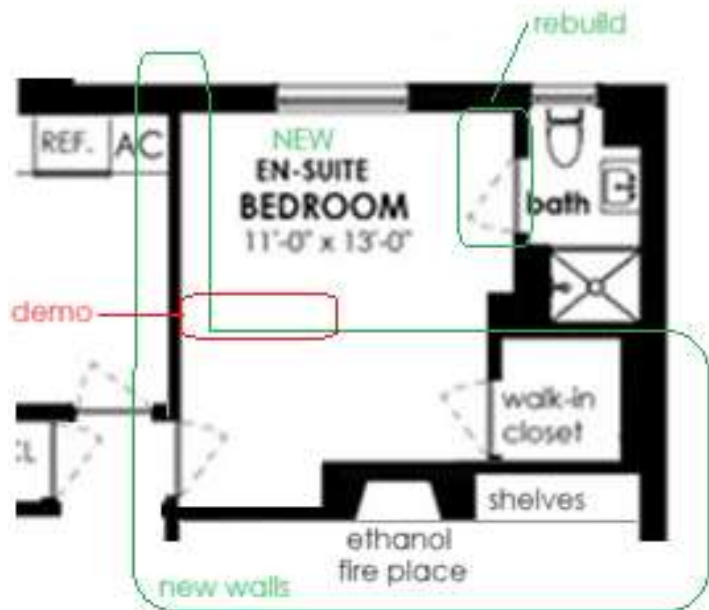
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# First Floor Bedroom Suite Construction Plan, Quote + Add-ons



## SCOPE OF WORK Key Components:

- Demolition of existing closet and wall between Study & Living Room; demolition of tile & other finishes in the laundry closet
- Construction: Rebuilding doorways towards the kitchen and for the bathroom; New construction wall between new bedroom and living room; New construction of walls to enclose new walk-in closet; New construction walls built to accommodate built-in cabinetry and ventless fireplace as per plan; Construction of appropriate soffits and beams on Living Room ceiling to ensure consistency and to house recessed lighting that needs to be moved.
- Doors: Reuse closet door as entrance door to new bedroom suite; install new flat panel solid doors for bathroom & Closet
- Electrical: Includes all Outlet & Lighting wiring
- Plumbing: Install of all plumbing fixtures & hardware; Sign-off from licensed plumber for permits; assumes no special work to change piping in the walls.
- Bathroom Finishes: Install of all fixtures (toilet, sink vanity, medicine cabinet and pan shower), fittings + tile
- Bedroom: Install new over head light; paint all walls; install simple crown molding & baseboard painted white; level and carpet floor over the section formerly under the removed closet + living room;

## CONTRACTOR QUOTE

for Bedroom & Bath Construction:

Labor & Materials:	\$42,500
Engineering, Permitting:	\$10,000
<b>SUB-TOTAL</b>	<b>\$52,500</b>

HVAC Duct reconfiguration & install for second floor

Labor & Materials: **\$5,000**

*Extends central air system from first floor through closets to the front bedroom upstairs. Vents should also be possible into the two bathrooms, which would be an uncommon level of luxury.*

<b>TOTAL</b>	<b>\$57,500</b>
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## Additional Options:

### New Wood Floors for New Bedroom

Labor & Materials: **+\$5,000**

*Current plan carpets over the floor under the removed closet and the portion of the room that was previously part of the living room. The study has old-growth Pine flooring while Living Room portion has oak. Floor would be leveled and new floor installed atop. As carpet is popular in bedrooms this additional cost is unnecessary.*

### Fireplace

Labor & Materials: **+\$5,000**

Hearthcabinet is the only ethanol fuel/ventless fireplace approved by the NYPD. Made in NYC these are beautiful but 5-10x the price of others. Appropriate alternative options priced as low as \$500.

### Bathroom Fixtures & Hardware Upgrades

Materials: **+\$2,000**

Current materials for bathroom were picked based on style, quality and price with less emphasis on the brands. With greater consideration for this aspect, the price would increase for fixtures & hardware. Recognized brands are Duravit for plumbing fixtures, and Grohe for faucets. This plan upgrades the Kohler toilet and Dreamline pan shower to Duravit models & the faucet, shower body and shower assembly to Grohe from non-branded options.

## GRAND MASTER BATH IDEAS & PLANS



OUR RENDERING OF THE MASTER BATHROOM RECOMMENDED PLAN: MARBLE MOSAIC FLOOR, LARGE FORMAT WHITE MARBLE TILE WALLS. VANITY WITH DOUBLE TROUGH SINK, LINEN CLOSET & MAKEUP AREA

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# NEW MASTER BATH OPTIONS & DETAILS



Alternative finishes (white marble subway & 4x12 tile) & white vanity with separate sinks



**OBJECTIVES:**

- Luxury Bathroom Upgrade for the Master Bedroom vs. the standard, but attractive current bath.
- Creating a spa-like retreat by enlarging the room by incorporating an adjacent closet.
- Core feature is adding a double sink & changing all tile to marble from existing ceramics.
- Options as Illustrated in plans and prepared renderings:

Option 1 (prior page): The Ideal Luxury Master Bathroom in Traditional Style using white marble tile & white shaker cabinets, etc. Layout is that of the coveted 5-piece bathroom with separate shower + tub. If approval can be granted this would be the ideal bathroom. But, to keep wet areas the same, it is a tight fit in the old footprint. Also, toilet will need slight relocation that may not be permissible.

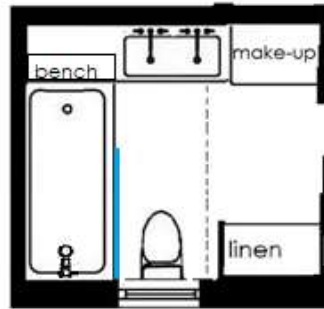
Option 2; Bang for the Buck Transitional Replaces all tile with large format tile White Marble Walls; Marble Mosaic floors; Gray bathroom cabinetry with White marble counters + chrome hardware. Plan uses the existing toilet and tub; tub gets new ceiling height tempered stationary glass (48" x 96"), New multi-jet shower system plus separate overhead rain shower; a bench and shelf are incorporated & tie into the vanity. Note: the lower drawing shows a modern take on this layout

Option 3: Changes the tub for a large double shower. Renderings show some additional options for sink vanity & other bathroom furniture.

Note: In all plans, wet components stay with-in the original footprint.

**COST ESTIMATE: \$20-35k depending on option + tile & fixtures (\$4K+)**

OPTION 2: EXISTING TUB + TOILET IN WHITE MARBLE NEW VANITY W/MAKE-UP



MODERN VERSION OF SAME PLAN

OPTION 3: STALL SHOWER & VARIATIONS ON VANITY + STORAGE CABINERY

