



February 9, 2021.

CZARNOWSKI

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The Scope of Work (SOW) defined in this exhibit is in accordance with CZARNOWSKI Conceptual Plans;

- TOYOTA_EXHIBIT GARAGE_2020_V1.0_i3_PRELIMINARY [2]
- Czar Garage DESIGN DETAILS _ 12-10-20[2] (Rendering)
- Job Address: 6767 All Star Ave
Frisco TX, 75033

The SOW defined bellow is per the interpretation of Parkway's Project Manager, Parkway is not responsible for any design deficiency nor is responsible for design or architectural omissions in the plans. Parkway will be proactive and diligent in its effort to identify scope deficiencies in plans and will notify the owner of any findings to mitigate project delays and budgetary overruns.

1. PLANS & PERMITS

- a. Parkway will define what permits are required to this special condition, with the city of Frisco.
- b. Parkway will confirm with city if additional plans will be required.
 - i. Mechanical
 - ii. Electrical
 - iii. Plumbing
 - iv. Fire Suppression and Alarm

2. TEMPORARIES AND PRE-CONSTRUCTION

- a. Power and Water provided by Owner at no cost to Parkway.
- b. Parkway will perform LO/TO "make save" of site power.
- c. Parkway will assess with electrician if any modification will be required to existent power source and identify any need to modify to fit desired equipment and lighting loads.
- d. Provide Temp Sanitary.
- e. Disposed of construction spoils.

3. DEMO

- a. All Demo to be performed by Trade.



4. FLOOR POLISHING

- a. Ground Floor (1,116S F Approx.)
 - i. Polished Concrete Finish

5. FLOORING & TILE

- a. Ground Floor
 - i. Rubber Base 4"
- b. Mezzanine (456 SF Approx.)
 - i. Laminate Vinyl Tiles- Match Walnut Natural Color
 - ii. Rubber Base 4"
- c. Staircase
 - i. Step- Same LVT as Mezzanine
 - ii. Raiser- (Painter Scope)
- d. Restroom
 - i. Floor Tile with Schluter at wall edges.
 - 1. Restroom Wall & Floor Tile
 - a. Diplomacy Medium Grey DP02 12x24
 - b. Backsplash Wood Style to match VLT specs
 - 2. Shower Floor Tile
 - a. Keystone D311 Black 2x2
 - 3. No Scudders required at base
- e. Transitions between flooring finishes
 - i. Staircase/Mezzanine-None
 - ii. Mezzanine/ Restroom- None
 - iii. Restroom/Shower- None
- f. Solid Surface (Counter tops)
 - i. Wet-Bar- Cambria Britannicca Luxury Series
 - ii. Backsplash- Cambria Britannicca Luxury Series
 - iii. Restroom- No Solid Surface

6. METALS

- a. Decorative Metal Railings (refer Picture in Addendum)
 - i. Design and specs
 - 1. Square SS Post
 - 2. Round SS Hand Railing
 - 3. SS Tension Cables
- b. Metal Plate Molded
 - i. Item Deleted.

7. CARPENTRY

- a. Staircase
- b. MDF sheathing at staircase.
- c. Wall Framing for Toilets
- d. Backing and blocking for Doors, Counters and TV Mounts



- e. Install frame with trims, door and hardware at restroom and under stairs room.

8. MILLWORK

- a. Staircase
 - i. Staircase Storage Doors
 - 1. Push open magnetic device
 - 2. To Be laminated black to match Bear Black D Color
 - ii. Staircase Wall Finish
 - 1. To Be laminated Black to Match Bear Black D Color
 - iii. Wet-Bar Cabinets
 - 1. Design and Specs
 - a. To be Painted (Painters Scope)
 - b. Hardware Waiting on Final Submittal of selected item
 - 2. Sink and Fixtures- (Plumber Scope)
 - ~~3. Dimensions of wine cooler (TBD by CZAR)~~
 - 4. *Adjust to addition of refrigerator.
 - iv. Restroom Cabinet
 - 1. Design and Specs -Item Selected on Site Waiting On Submittal
 - a. Hardware-Selected on Site Waiting On Submittal
 - 2. Sink and Fixtures- (Plumber Scope)
- b. Staircase & Railings
 - i. Wood Plank
 - 1. Walnut Natural Color

9. FRAMING AND DRYWALL

- a. Patch and repair wall after re-routing Sanitary Line.
- b. Patch and Repair after relocation existent power plugs and adding new power and data plugs.
- c. Furr-out in Restroom. By wall and above mirror.
- d. Non-Structural interior framing with blocking for mirrors, signage, and accessories to be anchored on walls identified in Plans and Renderings.
- e. Framing and sheathing parapet at mezzanine & stairs.
- f. Tape and Bed drywall to finish level 4.
- g. Provide recessed Fire Extinguisher box with Fire Extinguisher within 75ft. Black color

10. Finishes Misc.

- a. Restroom
 - i. Shower Glazing Specs (TBD)
 - ii. Mirrors- Typical J Mold.
 - iii. RR Accessories (Plumber Scope)

11. PAINT

- a. Dry-fall Ceiling- Black
- b. Walls- Bear Black D
- c. Wet Bar Cabinets Bear PPU26-01D
- d. Stair Risers- Bear Black D



12. Ceiling

- a. Existent ceiling to remain as built.
- b. Existent under-mezzanine ceiling to remain as built.
- c. Paint Dry-fall mate black.
- d. All wire runs, ductwork and infrastructure at ceilings will be matching Dry-fall paint black.

13. Roofing

- a. No roof Work Required.

14. Plumbing

- a. Relocate existent sanitary line to inside of existing drywall.
- b. Relocate Vent Plumbing currently exposed in wall.
- c. Demo concrete slab as needed to achieve required slope and curbs for sanitary.
- d. Ensure to protect any rebar/cable prior to any slab demo.
- e. Furnish and Install all plumbing equipment at
 - i. Restroom
 - 1. Toilet
 - 2. Sink with fixtures.
 - 3. Shower w/ fixtures
 - 4. Floor drains Restroom
 - 5. Accessories Package to match restroom fixtures brand and style.
 - 6. Water Heater Tank above shower
 - ii. Wet-Bar
 - 1. Sink fixtures.
 - 2. Food Processor
 - 3. Water line for Refrigerator ice maker

15. Electric

- a. Furnish and modify as needed to meet the electrical demand required for the space.
- b. Furnish and install;
 - i. Power Plugs. (CZAR identified in plans)
 - ii. Low Voltage Junction Boxes. (CZAR identified in plans)
 - iii. Low Voltage conduit from Floor Plug to TV
 - iv. Lighting Package.
 - v. Lighting Controls.
 - vi. Breaker Panels.
 - vii. Power Condensation unit if relocated.
 - viii. Power to Food Processor and refrigerator



16. Low Voltage

- a. Excluded

17. HVAC

- a. Relocation of Condensing unit above roll-over door. Include relocation of condensation lines, refrigeration lines, and any required penetration in roof.
- b. Furnish and Install all ventilation ductwork with diffusers
- c. Furnish and install EF/Vents to restroom
- d. Furnish and install all controls for HVAC system
 - i. Provide alternate number for test and Balance if required.

18. Doors & Hardware

- a. OH Door
 - i. No Change
- b. Main Door
 - i. No Change
- c. Restroom
 - i. Birch door and frame
 - 1. Finish [Paint to match wall](#)
- d. Closet bellow stair
 - i. Birch door and frame
 - 1. Finish [Paint to match wall](#)
- e. Hardware
 - i. Schlage [Black Trim](#)

19. Fire Suppression

- a. Retrofit Existent FS system to meet City of Frisco Requirements

20. Fire Alarm

- a. Install and synchronize alarm system with Landlord.
- b. *This item may require exclusive use of landlords Alarm Company

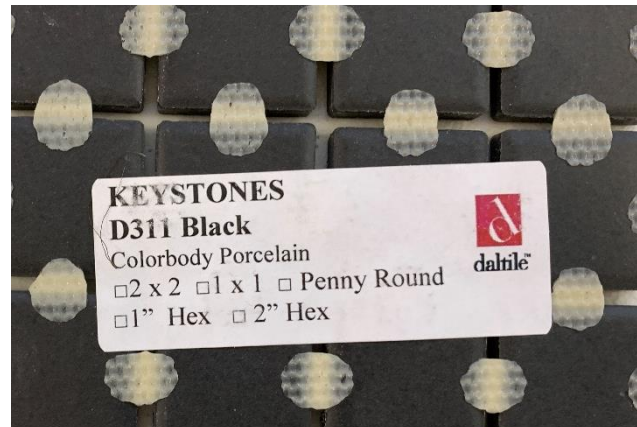
PARKWAY

Construction & Associates

PAINT



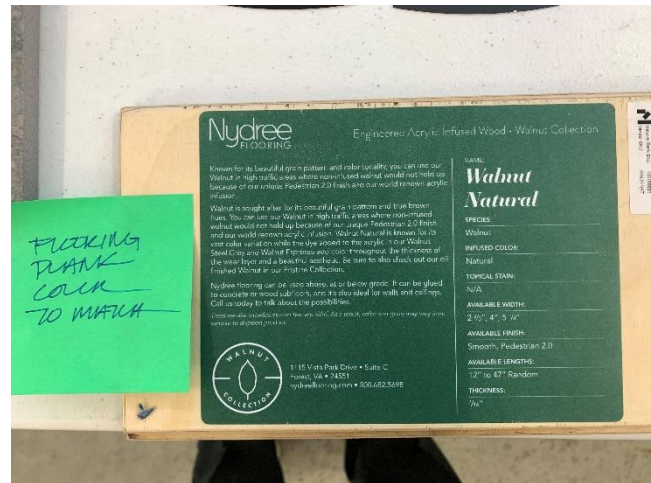
TILE



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VLT & Wood Trim Colors



Countertops



SS Railings

