

REVISIONS:

No.	Name	Date
1	REV 1	11/21/17
2	REV 2	12/11/17

ISSUED FOR CONSTRUCTION

ISSUED: 11/21/2017
 PROJECT No: 1706
 DRAWN BY: LG
 CHECKED BY: HH

SHEET TITLE:
 2ND AND 3RD FLOOR PLANS

LEGEND

— INDICATES EXISTING WALL TO REMAIN

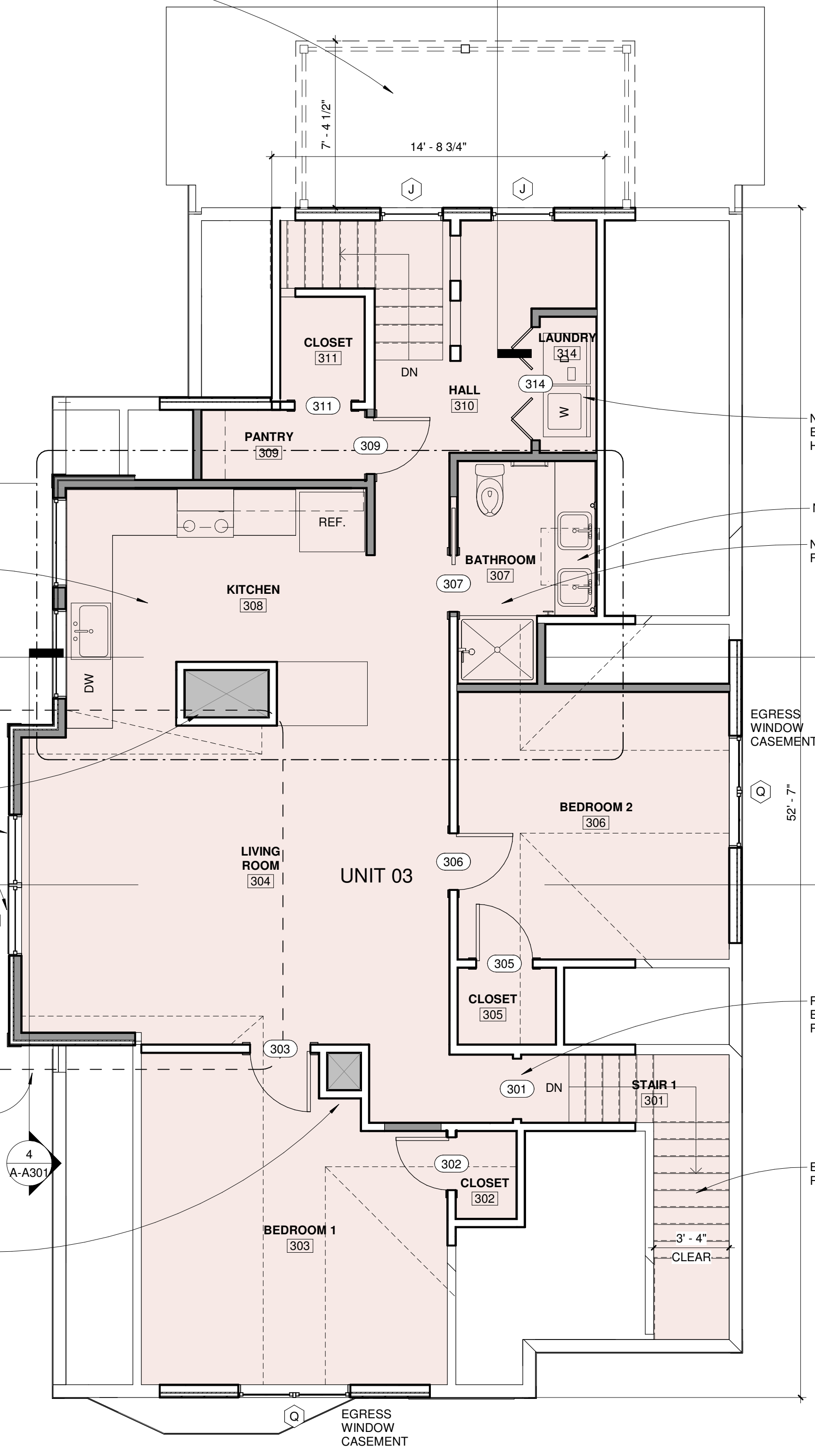
— INDICATES NEW WALL

- ADD ALTERNATE:**
- NEW DECK ON P.T. SLEEPERS OVER EXISTING FLAT ROOF AND MEMBRANE. VERIFY SLOPE > 1/4" PER 1'-0"
 - NEW RAILING, WOOD POSTS WITH PAINTED WOOD RAIL, AND PAINTED WOOD BALUSTRADE SPACED AT 4" O.C. WOOD GUARD RAIL 42" AFF.
 - NEW EXTERIOR DOOR AS ROOF DECK ACCESS.

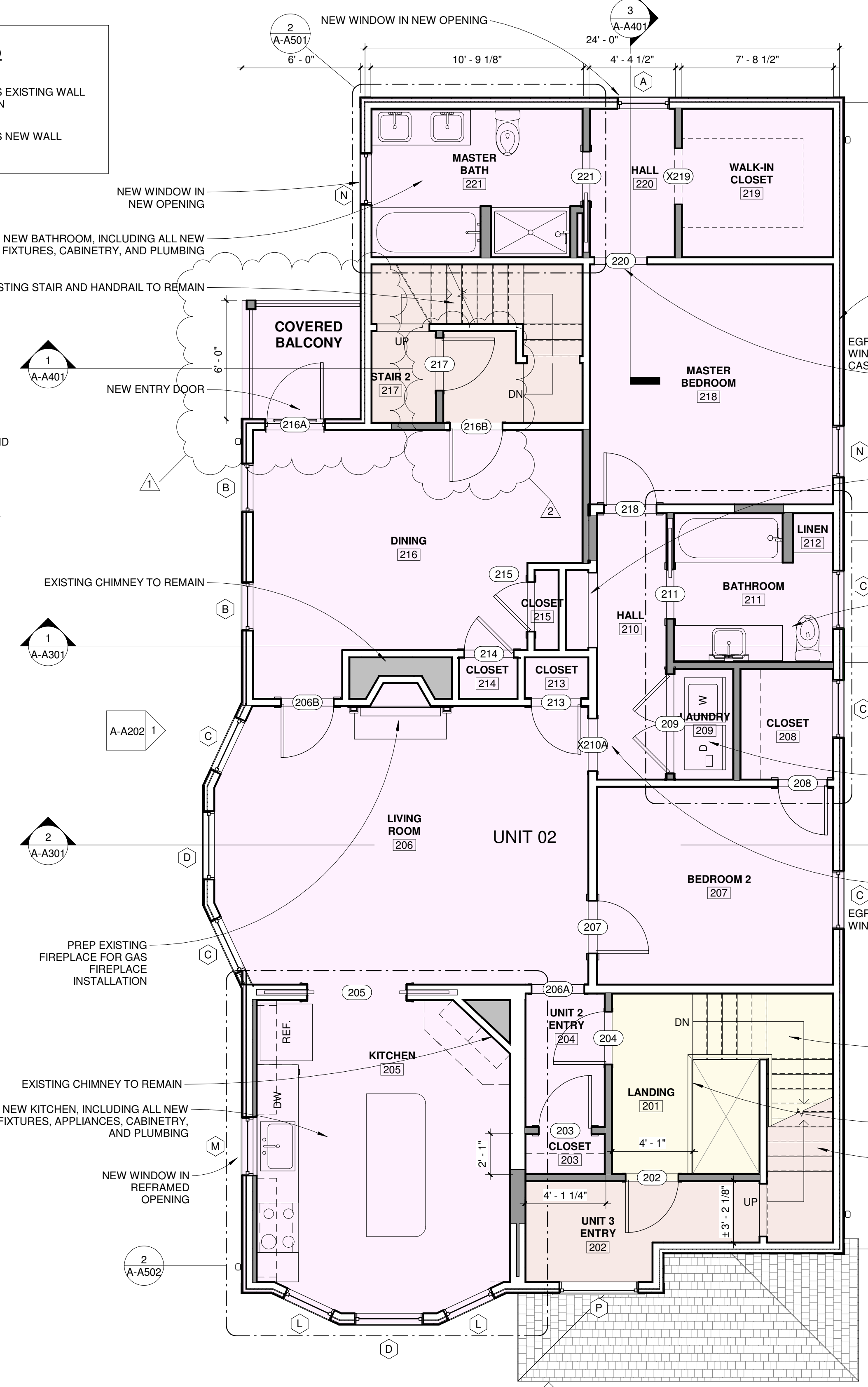
- BASE BID:**
- NO NEW ROOF DECK. FLAT ROOF TO REMAIN AS-IS.
 - IN PLACE OF EXTERIOR DOOR, PROVIDE WINDOW TYPE J.2 WITH HEADER WHICH CAN SERVE AS DOOR OPENING IN FUTURE. ALIGN NEW J.2 WINDOW WITH ADJACENT EXISTING WINDOW.

- NEW KITCHEN, INCLUDING ALL NEW FIXTURES, APPLIANCES, CABINETRY, AND PLUMBING

2 THIRD FLOOR PLAN
 1/4" = 1'-0"



1 SECOND FLOOR PLAN
 1/4" = 1'-0"



UNIT AREAS

UNIT 01 / FL 1	1471 SF
UNIT 02 / FL 2	1379 SF
UNIT 03 / FL 3	1190 SF

- GENERAL NOTES:**
- ALL EXTERIOR WALLS TO HAVE CELLULOSE INSULATION INSTALLED FROM EXTERIOR AT TIME OF SIDING REPLACEMENT
 - ROOF SHALL BE INSULATED THROUGHOUT WITH FIBERGLASS BATT INSULATION
 - ALL WINDOWS TO BE REPLACED
 - ALL KITCHENS AND BATHROOM VANITIES TO HAVE PAINTED WOOD CABINETS AND QUARTZ COUNTERTOPS
 - ALL APPLIANCES TO BE STAINLESS STEEL
 - ALL BATHROOMS AND LAUNDRY ROOMS TO HAVE PORCELAIN TILE FLOORS
 - NEW LIGHTING THROUGHOUT ALL UNITS AND COMMON AREAS
 - PATCH AND REPAINT ALL EXISTING INTERIOR WALL AND CEILING PLASTER FINISHES
 - REFINISH ALL EXISTING WOOD FLOORING THROUGHOUT
 - REPAINT ALL WOOD TRIM THROUGHOUT
 - REFER TO HVAC REPORT AND RECOMMENDATIONS BY RIPCORD ENGINEERING
 - REFER TO STRUCTURAL CONDITIONS REPORT AND RECOMMENDATIONS BY L&L STRUCTURAL ENGINEERING SERVICES
 - ALL EXISTING DOORS SHALL BE REMOVED AND SALVAGED FOR DONATION AND/OR RE-USE. PROJECT TEAM SHALL MEET IN FIELD TO EVALUATE.