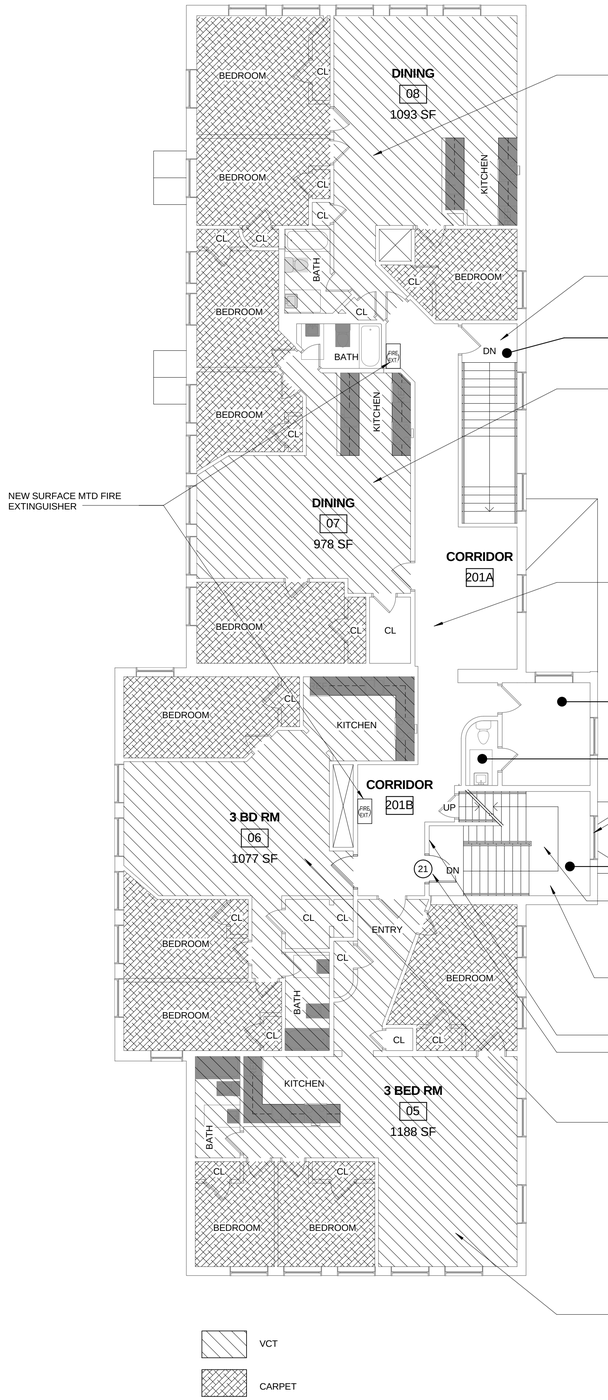


UNIT 08

FLOORING
VCT 600 SF - 10% REPLACE TO MATCH EXIST
CPT 470 SF - DO NOT REPLACE

KITCHEN
REPLACE ALL CASEWORK WITH NEW CABINETS AND COUNTERS TO MATCH EXISTING
KITCHEN SINK & RANGE - REPLACE
REFRIGERATOR - OK

BATHROOM - VANITY REPLACE

EXISTING STAIR A
RISERS = 7 1/2"
TREADS =
HANDRAILS = 25" AFF

UNIT 07

FLOORING
VCT 450 SF - 10% REPLACE TO MATCH EXIST
CPT 425 SF - DO NOT REPLACE

KITCHEN
REPLACE ALL CASEWORK WITH NEW CABINETS AND COUNTERS TO MATCH EXISTING
KITCHEN SINK & RANGE - REPLACE
REFRIGERATOR - 10+ REPLACE

BATHROOM - TOILET AND VANITY REPLACE

REPLACE LIGHTING IN CORRIDOR WITH NEW PENDANT CEILING LUMINAIRES WITH OPAL WHITE DIFFUSER GLOBES. FIXTURE TO BE BY ADVENT, # AIP8131-2F26-120V-DTBR (OAH=30"). PROVIDE ELECTRONIC NON-DIMMING BALLAST. FIXTURE CANOPY FINISH SHALL BE DARK TINT BRASS.
LAMPS = (2) CF26DDE/827 PER FIXTURE

ATTIC TO GET CELLULOSE INSULATION SO THAT TOTAL INSULATION VALUE = R-49

REPAIR WINDOW PANE 1 OF 6 IN DIVIDED LITE.

DEMO AND REMOVE EXISTING VCT AT LANDING, REPLACE WITH NEW.

PROVIDE A UNIT PRICE FOR TREAD REPLACEMENT. CARRY THE DEMOLITION AND REPLACEMENT OF 8 RUBBER TREADS.

EXISTING STAIR B
RISERS = 7 1/2"
TREADS =
HANDRAILS = 30" AFF
GUARD/HANDRAIL = 27" AFF

REPAIR PLASTER DAMAGE 100SI

REPLACE DOOR AND FRAME
PROVIDE NEW 1 HR PASSAGE DOOR WITH PASSAGE LITE
PROVIDE CLOSER SMOKE GASKET & MTL THRES

UNIT 06

FLOORING
VCT 620 SF - 10% REPLACE TO MATCH EXIST
CPT 435 SF - DO NOT REPLACE

KITCHEN
REPLACE ALL CASEWORK WITH NEW CABINETS AND COUNTERS TO MATCH EXISTING
KITCHEN SINK & RANGE - REPLACE
REFRIGERATOR - 8 YO - REPLACE

BATHROOM - TOILET AND VANITY REPLACE

UNIT 05

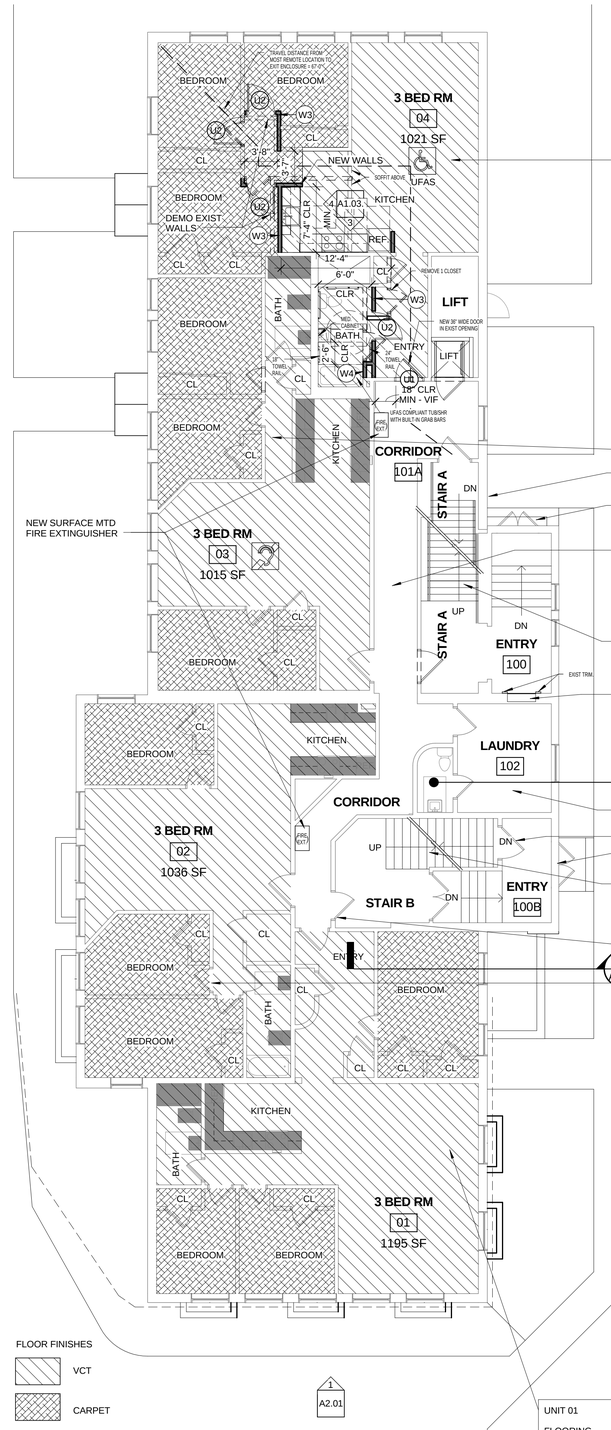
FLOORING
VCT 715 SF - 10% REPLACE TO MATCH EXIST
CPT 430 SF - DO NOT REPLACE

KITCHEN
REPLACE ALL CASEWORK WITH NEW CABINETS AND COUNTERS TO MATCH EXISTING
KITCHEN SINK & RANGE - REPLACE
REFRIGERATOR - 4-5 YO - KEEP

BATHROOM - TOILET AND VANITY REPLACE

ALL CORRIDORS, STAIRWAYS AND COMMON SPACES ARE TO BE PAINTED

2 | 2ND FLOOR
1/8" = 1'-0"



UNIT 04

FLOORING
VCT 550 SF - NEW VCT
CPT 465 SF - NEW CARPET

KITCHEN
NEW CABINETS, COUNTERS AND ADA COMPLIANT APPLIANCES
BATHROOM - NEW ADA COMPLIANT LAV, WC AND TUB/SHR

UNIT 03

FLOORING
VCT 570 SF - 10% REPLACE TO MATCH EXIST
CPT 425 SF - DO NOT REPLACE

KITCHEN
REPLACE ALL CASEWORK WITH NEW CABINETS AND COUNTERS TO MATCH EXISTING
KITCHEN SINK & RANGE - REPLACE
REFRIGERATOR - 5 YO - KEEP

BATHROOM - TOILET AND VANITY REPLACE

REPLACE BUILDING INTERCOM SYSTEM

BASE BID: REPAIR EXISTING WOOD AND GLASS PAIR OF DOORS
ADD/ALT 2: REPLACE EXIST DOUBLE DOOR IN KIND

REPLACE LIGHTING IN CORRIDOR WITH NEW PENDANT CEILING LUMINAIRES WITH OPAL WHITE DIFFUSER GLOBES. FIXTURE TO BE BY ADVENT, # AIP8131-2F26-120V-DTBR (OAH=30"). PROVIDE ELECTRONIC NON-DIMMING BALLAST. FIXTURE CANOPY FINISH SHALL BE DARK TINT BRASS.
LAMPS = (2) CF26DDE/827 PER FIXTURE

EXISTING STAIR A
RISERS = 7 1/4"
TREADS = 12"
HANDRAILS = 27 1/2" AFF

REMOVE EXIST MAILBOXES AND GYPBD AROUND MAILBOXES. LEAVE EXIST TRIM IN PLACE. INSTALL NEW MAILBOXES PER SPECIFICATION WITH ANY NECESSARY BLOCKING IN NEW GYPBD.

REPLACE LIGHTING WITH HIGH EFFICIENCY LED LIGHTING

REMOVE EXISTING DOOR

BASE BID: REPAIR EXISTING WOOD AND GLASS PAIR OF DOORS
ADD/ALT 1: REPLACE EXIST DOUBLE DOOR IN KIND

EXISTING STAIR B
RISERS = 7 1/4"
TREADS = 11 3/4"
HANDRAILS = 27 1/2" AFF
GUARD/HANDRAIL = 27 1/2" AFF

REPLACE GASKET AND CLOSER

UNIT 02

FLOORING
VCT 600 SF - 10% REPLACE TO MATCH EXIST
CPT 415 SF - DO NOT REPLACE

KITCHEN
REPLACE ALL CASEWORK WITH NEW CABINETS AND COUNTERS TO MATCH EXISTING
KITCHEN SINK & RANGE - REPLACE
REFRIGERATOR - REPLACE

BATHROOM - TOILET AND VANITY REPLACE

WALL LEGEND
- EXISTING WALL
- EXISTING WALL DEMOLISHED
- NEW WALL

UNIT 01

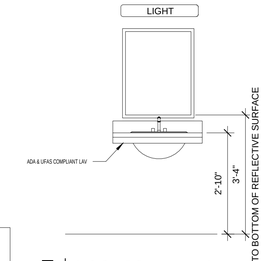
FLOORING
VCT 750 SF - 10% REPLACE TO MATCH EXIST
CPT 420 SF - DO NOT REPLACE

KITCHEN
REPLACE ALL CASEWORK WITH NEW CABINETS AND COUNTERS TO MATCH EXISTING
KITCHEN SINK & RANGE - REPLACE
REFRIGERATOR - REPLACE

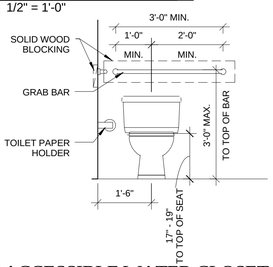
BATHROOM - TOILET, VANITY SHOWER REPLACE

ALL CORRIDORS, STAIRWAYS AND COMMON SPACES ARE TO BE PAINTED

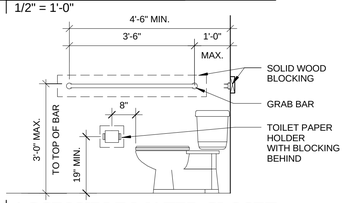
1 | 1ST FLOOR
1/8" = 1'-0"



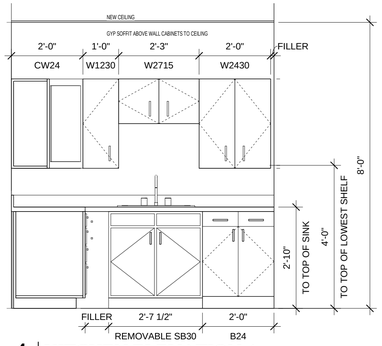
7 | ACCESSIBLE LAV. ELEV.
1/2" = 1'-0"



6 | ACCESSIBLE WATER CLOSET
1/2" = 1'-0"

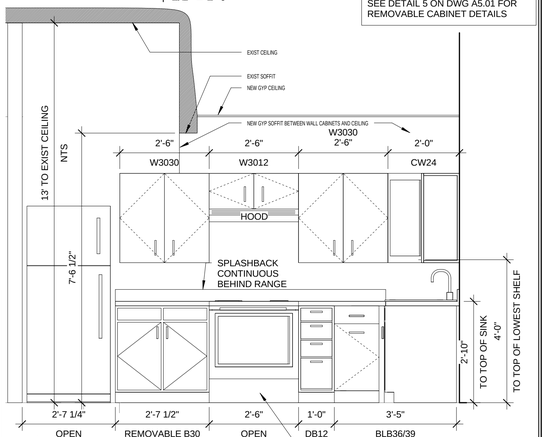


5 | ACCESSIBLE WATER CLOSET
1/2" = 1'-0"



4 | KITCHEN ELEVATION 4
1/2" = 1'-0"

SEE DETAIL 5 ON DWG A5.01 FOR REMOVABLE CABINET DETAILS



3 | KITCHEN ELEVATION 3
1/2" = 1'-0"

LICENSED ARCHITECT
DAVID LLOYD
NO. 936
STATE OF MAINE

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Revisions:

Scale: As indicated

Date: 20 MAY, 2015

FIRST AND SECOND FLOOR PLANS

A1.03.