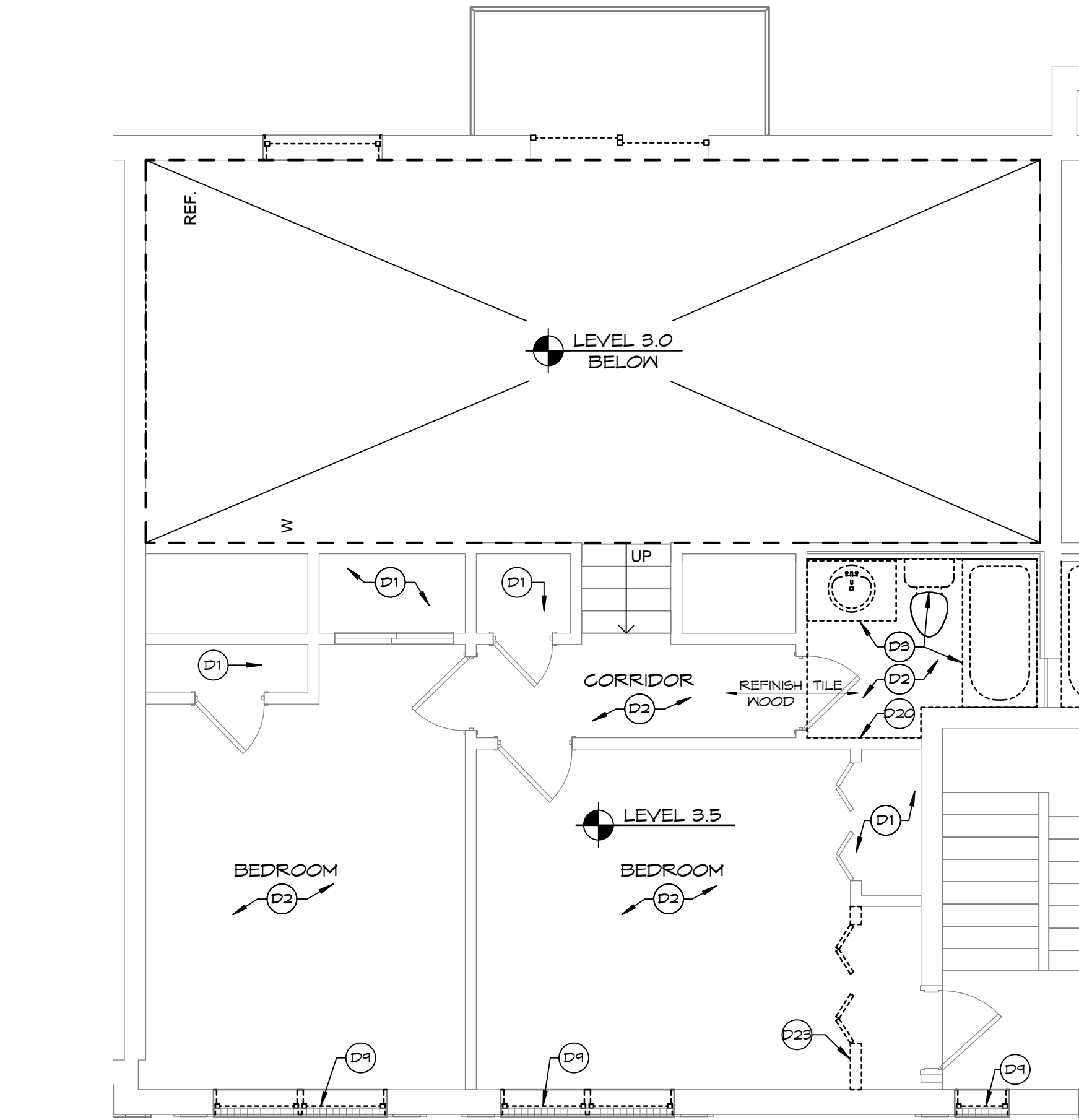


DATE	DESCRIPTION
10.23.2013	Issued for 60% Owner Review
11.06.2013	Issued for 100% Owner Review
12.09.2013	Issued for Permit and Bidding



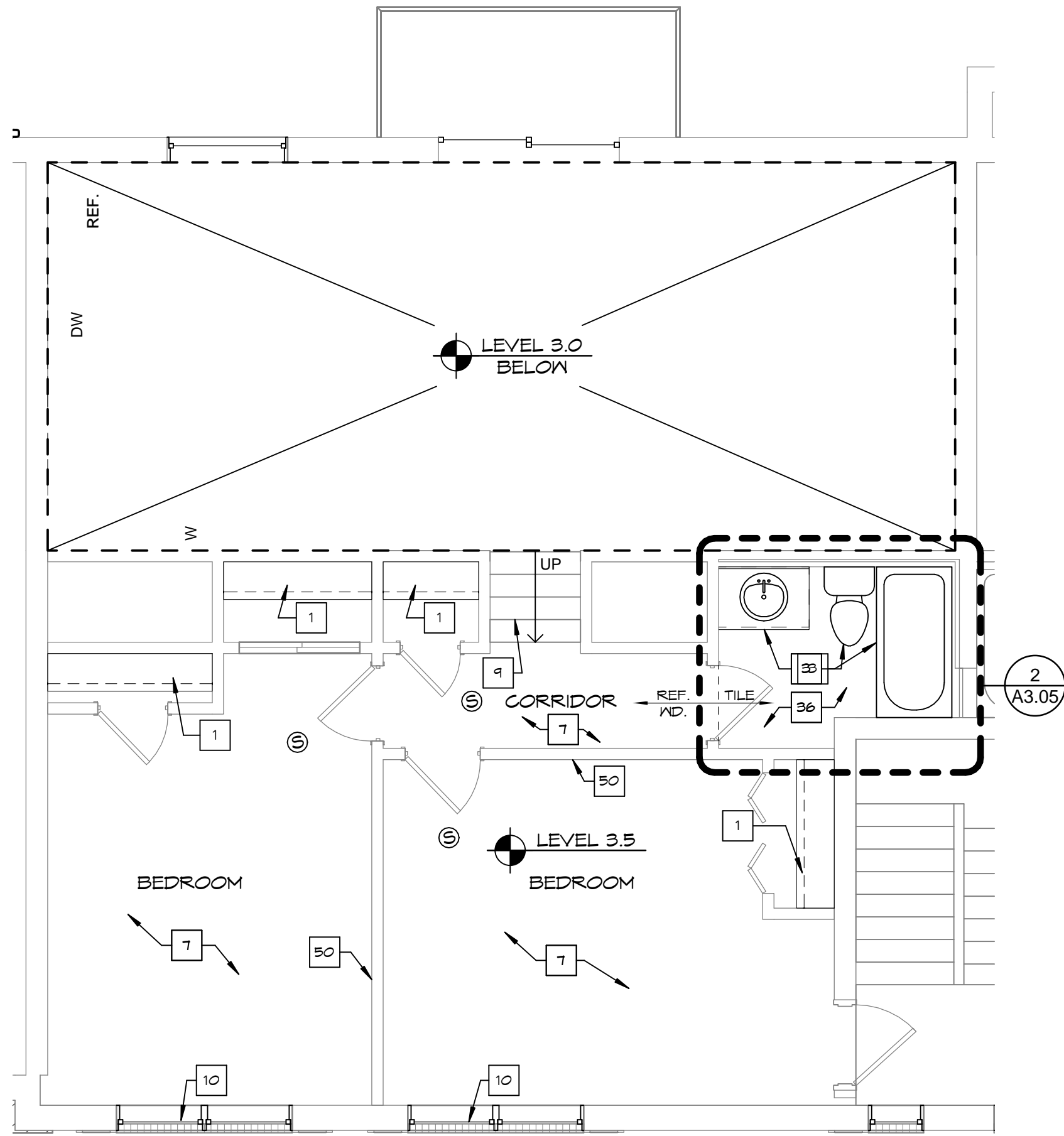
4 UNIT C DEMOLITION PLAN - LEVEL 3.5 (UNIT D OPPOSITE)
A3.02 SCALE: 1/4" = 1'-0"

DEMOLITION PLAN LEGEND

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED

GENERAL NOTES - DEMOLITION PLAN

- THE EXTENT OF DEMOLITION IS GENERALLY DESCRIBED. THE CONTRACTOR IS RESPONSIBLE FOR ALL DEMOLITION WORK REQUIRED TO ACCOMMODATE THE INSTALLATION OF THE PROPOSED WORK INCLUDING ANY PREPARATION NEEDED PRIOR TO THE START OF NEW WORK. COORDINATE WITH NEW WORK.
- BRACE AND SUPPORT EXISTING WORK PRIOR TO AND DURING DEMOLITION AND NEW CONSTRUCTION UNTIL SAFE TO REMOVE SUCH BRACING AND SUPPORTS.
- EACH CONTRACTOR AND VENDOR SHALL COORDINATE AND COOPERATE WITH OTHER TRADES. SCHEDULE ALL WORK THROUGH THE GENERAL CONTRACTOR.
- PIPES, CONDUIT AND DUCTWORK ENCOUNTERED IN DEMOLISHED PARTITIONS AND CEILINGS WHICH ARE TO REMAIN SHALL BE RE-ROUTED AND CONCEALED. THOSE WHICH ARE ABANDONED SHALL BE CAPPED AND CONCEALED IN THE FLOOR, WALLS, OR CEILING.
- REPAIR ALL DAMAGE TO EXISTING CONSTRUCTION CAUSED BY DEMOLITION. REPAIR TO MATCH ADJACENT CONSTRUCTION.
- CONTRACTOR TO REMOVE ALL TRASH AND DEBRIS LEFT IN UNITS PRIOR TO THE BEGINNING OF NEW CONSTRUCTION. CONTRACTOR TO COORDINATE WITH OWNER THE MATERIALS WHICH ARE SALVAGEABLE PRIOR TO THE BEGINNING OF WORK AND ARE TO TURN OVER THE SPECIFIED MATERIALS TO BE STORED ON SITE AT A LOCATION DESIGNATED BY THE OWNER.
- ANY PROJECTING OR SURFACE MOUNTED ITEMS TO BE ABANDONED SHALL BE REMOVED AND CONCEALED BEHIND/BELOW FINISHED SURFACE. PATCH AND MATCH AS DRAWN AND SPECIFIED.
- CONTRACTOR IS TO REMOVE ALL FLOORING MATERIAL DOWN TO SUBFLOOR. PATCH AND REPAIR ALL AREAS OF SUBFLOOR AND PREPARE TO RECEIVE NEW FLOORING MATERIAL. COORDINATE WITH NEW WORK AND FLOORING MATERIAL.
- REMOVE ALL LIGHT FIXTURES AS REQUIRED. REFER TO ELECTRICAL DRAWINGS FOR DEMOLITION NOTES.
- REMOVE ANY EXISTING ABANDONED EXTERIOR UTILITIES ENCOUNTERED DURING SITE WORK.
- CLEAN AND PREPARE ALL SURFACES TO ACCEPT NEW WORK.
- REMOVE 100% OF WALLS BEHIND KITCHEN CABINETS AND APPLIANCES, INCLUDING WASHER AND DRYER LOCATIONS.
- REMOVE ALL EXISTING CARPET. PATCH AND REPAIR EXISTING WOOD PARQUET FLOOR. PREPARE TO BE REFINISHED. COORDINATE WITH NEW WORK.



2 UNIT C FLOOR PLAN - LEVEL 3.5 (UNIT D OPPOSITE)
A3.02 SCALE: 1/4" = 1'-0"

FLOOR PLAN LEGEND

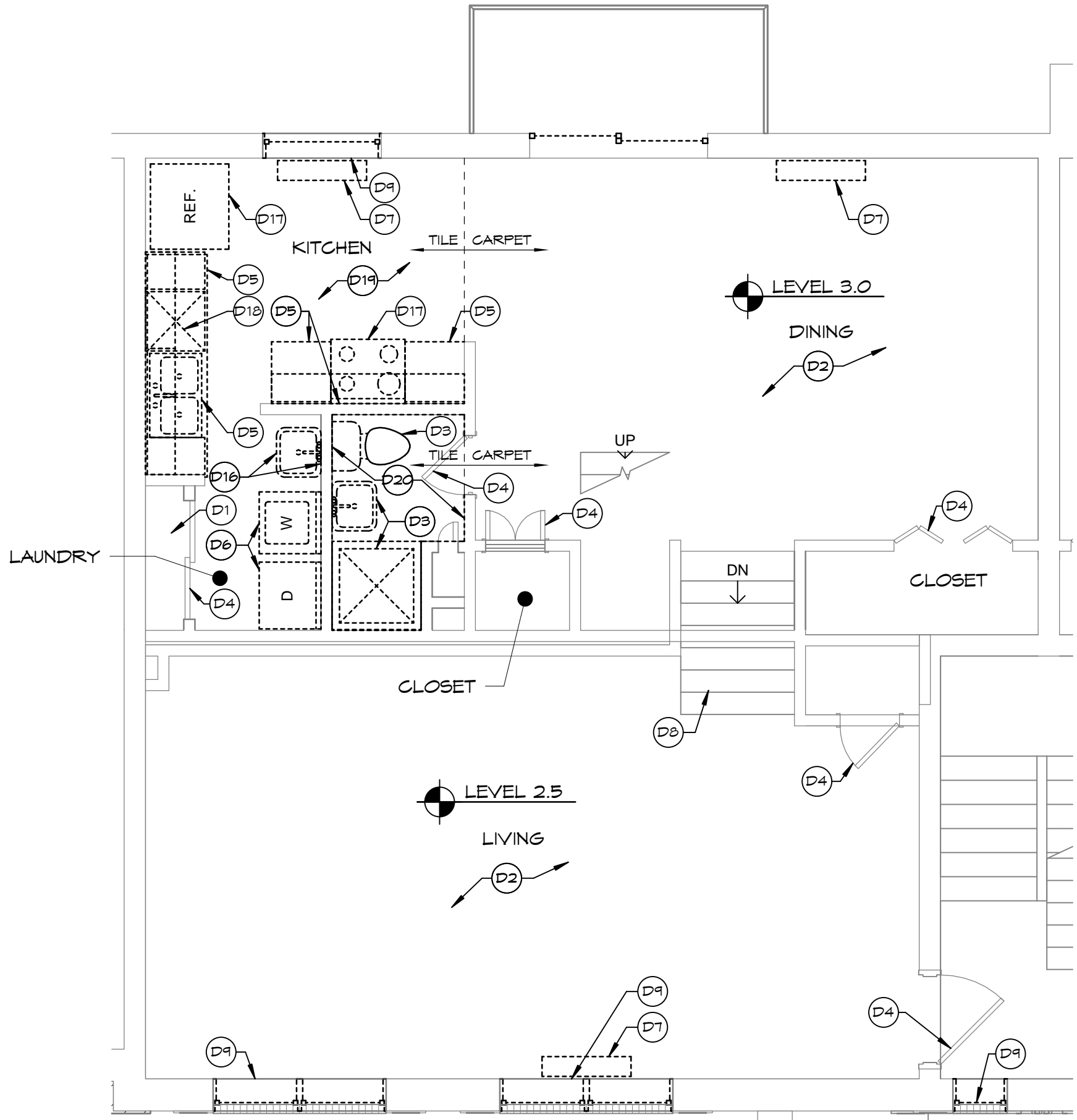
- HATCH INDICATES NEW STUD WALL. PROVIDE 2X4 STUD WALLS AT 16" O.C. WITH 5/8" GYP. BOARD FINISH. PLUMBING WALLS TO BE 2X6 STUD WALLS AT 16" O.C. PROVIDE MOLD AND MOISTURE RESISTANT 5/8" DRYWALL AT ALL BATHROOMS.
- EXISTING WALL. SKIM-COAT ALL EXISTING WALLS AND PREP FOR NEW PAINT.
- SMOKE DETECTOR LOCATION. COORDINATE WITH ELECTRICAL DRAWINGS. PATCH AND REPAIR ALL WALLS AND CEILINGS TO MATCH EXISTING AFTER WIRING HAS BEEN PATHED.

GENERAL NOTES - FLOOR PLANS

- WHERE NEW WALLS ALIGN WITH EXISTING, PATCH TO CREATE A SMOOTH SEAMLESS SURFACE.
- DIMENSIONS FOR NEW INTERIOR CONSTRUCTION ARE TO THE FACE OF FINISH. AT THE EXTERIOR, DIMENSIONS ARE TO FACE OF FINISHED BRICK.
- PROVIDE SOFFITS FOR ALL EXPOSED PIPING AND DUCTWORKS AT CEILING. SPRINKLER WALL BOARD SOFFITS SHALL BE MADE READY FOR PAINTING. SEE FINISH SCHEDULE.
- REPAIR ALL DAMAGED DRYWALL FOR NEW FINISH. PROVIDE LEVEL 4 FINISH FOR ALL NEW DRYWALL.
- SKIM-COAT AND PAINT ALL EXISTING WALLS AND CEILINGS. REFER TO FINISH SCHEDULE.
- CABINET MANUFACTURER TO SUBMIT SHOP DRAWINGS AND MATERIAL SAMPLES FOR EACH FINISH AND DOOR STYLE.
- SLOPE ALL EXTERIOR SLABS AWAY FROM BUILDING AT 1/8" PER FOOT.
- TO PROVIDE NEW ELECTRICAL WIRING, CUT AND OPEN ALL EXISTING INTERIOR WALLS UP 10" STARTING CUT FROM TOP OF BASE BOARDS. COORDINATE WITH ELECTRICAL DRAWING LOCATIONS THAT MAY REQUIRE HIGHER REMOVAL.
- PROVIDE ALL NEW WHITE OUTLETS, SWITCHES, AND COVER PLATES TO REPLACE EXISTING.
- ALL WINDOW LOCATIONS TO RECEIVE NEW VINYL BLINDS AND DOUBLE CURTAIN ROD.
- NEW COAXIAL CABLES TO BE ROUTED FROM ALL BEDROOMS AND LIVING ROOMS TO A CENTRALIZED DEMARCATION POINT IN THE BASEMENT UTILITY AREAS. PATCH AND REPAIR ALL PATHWAYS AFTER WIRING HAS BEEN REINSTALLED.
- ALL EXPOSED HYDRONIC PIPING TO RECEIVE NEW INSULATION AND PVC COVER. VERIFY LOCATIONS IN FIELD. REFER TO PLUMBING DRAWINGS.
- ALL CONCRETE FLOORS IN BASEMENT AND STORAGE UNITS TO BE CLEANED AND SEALED.
- ALL STAIR HANDRAILS IN RESIDENTIAL UNITS AND COMMON STAIRWELLS ARE TO BE REPLACED.

KEYED NOTES SPECIFIC TO THIS SHEET

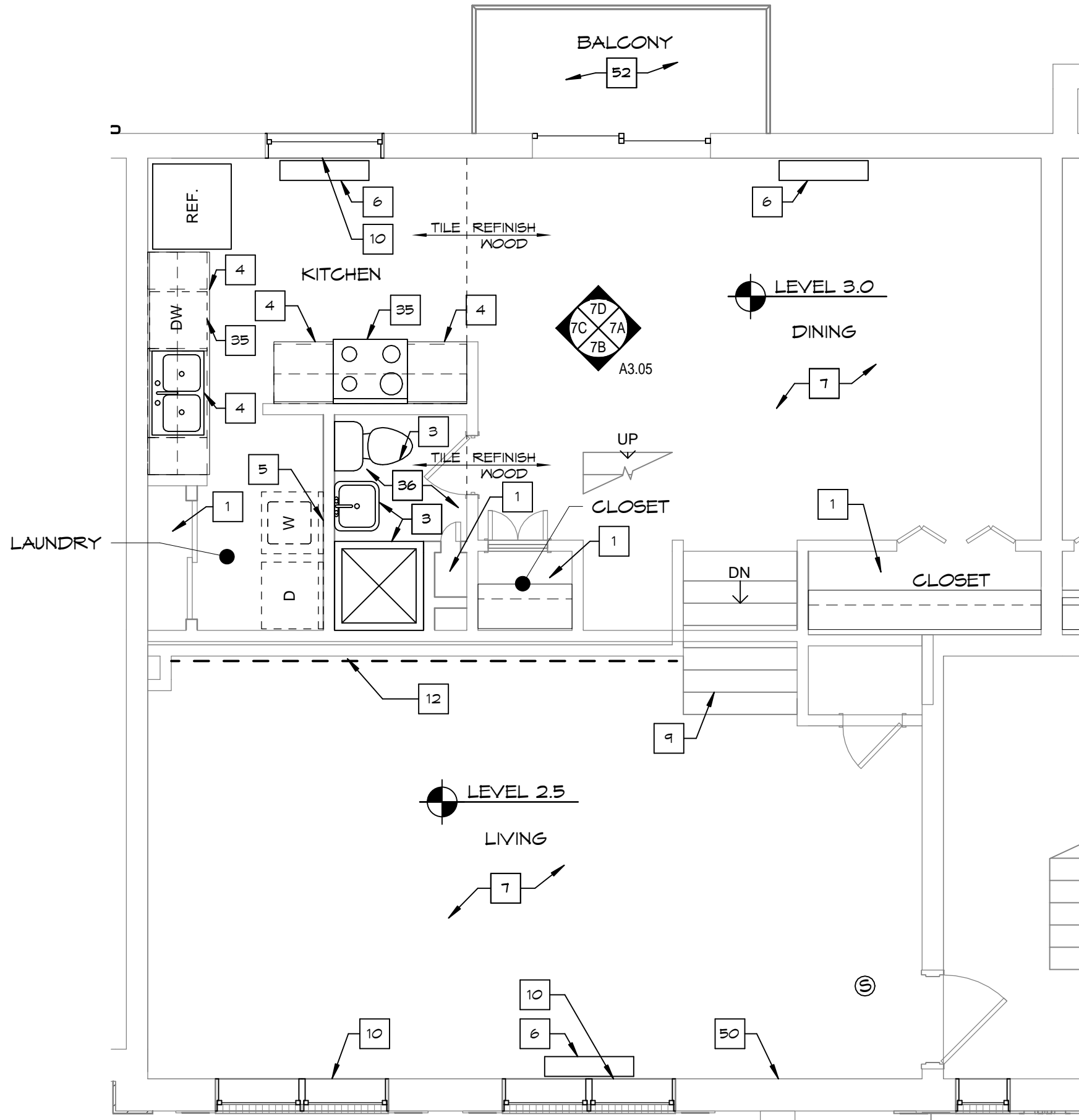
- PROVIDE VINYL COATED WIRE SHELF WITH INTEGRAL HANGING ROD AT CLOSETS. TYPICAL. PROVIDE (4) VINYL COATED WIRE SHELVES FROM 10" TO 40" A.F.F. AT ALL LINEN AND PANTRY CLOSETS.
- TYPICAL AT ALL BATHROOMS - PROVIDE NEW FIXTURES INCLUDING TUB OR SHOWER, HANDBLEND TUB OR SHOWER SURROUND, TOILET, AND VANITY SINK. PROVIDE ACCESS PANELS TO ALL TUB DRAINS / MIXING VALVES AND NEW SHUT-OFF VALVES AT ALL PLUMBING FIXTURES. REPLACE ALL EXHAUST FANS, P-TRAPS AND ASSOCIATED PIPING TO RISER. COORDINATE WITH PLUMBING DRAWINGS.
- TYPICAL AT ALL KITCHENS - PROVIDE NEW BASE CABINETS, WALL CABINETS, COUNTERTOPS, SINKS, FAUCETS AND STAINLESS STEEL PANELS BEHIND RANGES.
- PROVIDE NEW WASHER AND DRYER CONNECTIONS AND VENTS. WASHER AND DRYERS TO BE PROVIDED BY TENANTS. COORDINATE WITH MECHANICAL AND PLUMBING DRAWINGS.
- PROVIDE NEW MECHANICAL FAN BOXES AT DETERMINED LOCATIONS. COORDINATE WITH MECHANICAL DRAWINGS FOR EXTENT OF NEW WORK.
- TYPICAL AT ALL RESIDENTIAL UNIT FLOORS - REFINISH ALL EXISTING EXPOSED WOOD FLOORS IN GOOD CONDITION AND REPLACE ANY DAMAGED WOOD FLOORING. CONTRACTOR SHALL INCLUDE IN BASE BID TO REPLACE 20% OF EXISTING WOOD FLOORING AND TO PROVIDE A UNIT COST FOR ANY WORK OVER 20%. PROVIDE NEW LUXURY VINYL FLOORING AT ALL OTHER LOCATIONS. PROVIDE NEW PAINTED WOOD BASE AT ALL LOCATIONS. REFER TO FINISH SCHEDULE.
- TYPICAL AT ALL RESIDENTIAL UNIT STAIRS - REFINISH FLOOR SURFACE AND PROVIDE PAINTED WOOD BASE, AND TOE STRIPS AT ALL LANDINGS. PROVIDE NEW VINYL TREADS IN THE CENTER OF STAIRS ONLY AND REPLACE ALL RAILINGS. REFER TO FINISH SCHEDULE. NOTE: DO NOT INCLUDE VINYL RISERS.
- PROVIDE NEW VINYL BLINDS AND DOUBLE CURTAIN RODS AT ALL EXISTING WINDOWS. TYPICAL.
- DASHED LINE INDICATES WALL TO BE PAINTED WITH ACCENT COLOR. REFER TO FINISH SCHEDULE FOR ACCENT COLOR.
- ALL UNITS TO RECEIVE NEW APPLIANCES INCLUDING REFRIGERATOR, DISHWASHER, GARBAGE DISPOSAL, RANGE, AND RANGE HOOD PROVIDED BY CONTRACTOR. NOTE: RANGE IS TO BE NO MORE THAN 30" WIDE. COORDINATE WITH ELECTRICAL DRAWINGS.



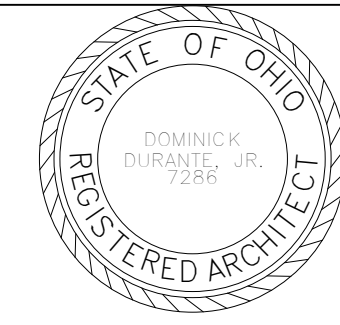
3 UNIT C DEMOLITION PLAN - LEVEL 2.5 AND 3.0 (UNIT D OPPOSITE)
A3.02 SCALE: 1/4" = 1'-0"

KEYED NOTES SPECIFIC TO THIS SHEET

- TYPICAL AT ALL BATHROOMS - PROVIDE NEW FLOOR TILE. REFER TO FINISH SCHEDULE.
- DUAL COAXIAL CABLE TO BE PROVIDED IN ALL BEDROOMS AND LIVING ROOM. TYPICAL. PATCH AND REPAIR ALL WALLS AND CEILINGS TO MATCH EXISTING AFTER WIRING HAS BEEN INSTALLED. COORDINATE WITH ELECTRICAL DRAWINGS.
- BALCONY SLABS TO BE CLEANED AND PREPARED TO RECEIVE NEW FINISH. REFER TO FINISH SCHEDULE.
- TYPICAL AT ALL EXISTING CLOSETS - REMOVE EXISTING COAT RODS AND ROD SUPPORTS. REMOVE ALL INTERIOR SHELVING AND SIDE BLOCKING.
- TYPICAL AT ALL FLOORS - REMOVE ALL EXISTING FLOOR TILE IN KITCHENS AND BATHROOMS AND PREPARE TO RECEIVE NEW FLOOR FINISH. REMOVE ALL CARPET.
- TYPICAL AT ALL BATHROOMS - REMOVE ALL EXISTING FIXTURES IN BATHROOM INCLUDING TOILETS, SINKS, BATHTUBS AND SURROUND. FINISHES, TOYEL BARS, SHOWER CURTAIN RODS, SOAP DISHES, AND TOOTHBRUSH HOLDERS.
- ALL EXISTING INTERIOR DOORS ARE TO REMAIN. CONTRACTOR TO MAKE ANY ADJUSTMENTS NEEDED TO ENSURE DOORS ARE OPERATING PROPERLY.
- TYPICAL AT ALL KITCHENS - REMOVE BASE AND WALL CABINETS, COUNTERTOPS, SINKS, FAUCETS AND STAINLESS STEEL PANELS BEHIND RANGES. EXISTING WASHER AND DRYER TO BE REMOVED BY TENANTS.
- EXISTING MECHANICAL FAN BOXES TO BE REMOVED AT DETERMINED LOCATIONS. COORDINATE WITH MECHANICAL DRAWINGS FOR EXTENT OF NEW WORK.
- TYPICAL AT ALL RESIDENTIAL UNIT STAIRS - REMOVE EXISTING VINYL/ RUBBER STAIR TREADS AND HANDRAILS. PREPARE TO RECEIVE NEW STAIR TREADS.
- EXISTING WINDOWS, SILLS AND FRAMES ARE TO BE REMOVED. WALL IS TO BE PREPARED FOR NEW WINDOWS. REMOVE ALL EXISTING WINDOW BLINDS OR EXISTING WINDOW BLINDS AND CURTAIN RODS WITH CMHA. COORDINATE WITH NEW WORK.
- ALL UTILITY SINKS TO BE REMOVED. TYPICAL. TRIM AND GAP ALL CONNECTIONS INTO WALL. PATCH AND PREPARE WALL TO RECEIVE NEW FINISH. COORDINATE WITH PLUMBING DRAWINGS.
- TYPICAL AT ALL KITCHENS - REMOVE ALL APPLIANCES INCLUDING REFRIGERATOR, RANGE, AND RANGE HOOD. CONTRACTOR TO COORDINATE WITH CMHA THE SALVAGING OF EXISTING APPLIANCES FOR OTHER CMHA PROPERTIES AND REMOVAL AND DISPOSAL OF ALL UNWANTED APPLIANCES.
- TYPICAL AT ALL KITCHENS - REMOVE 24" WIDE BASE CABINET. PREPARE TO RECEIVE NEW DISHWASHER.
- TYPICAL AT ALL KITCHENS - REMOVE FLOOR FINISH. CLEAN, REMEDIATE ALL MOLD, AND PREPARE SURFACE TO RECEIVE NEW FINISH. COORDINATE WITH FINISH FLOOR PLANS.
- TYPICAL AT ALL BATHROOMS - REMOVE ALL FINISHES INCLUDING WALL AND FLOOR TILE. REMOVE ALL WALL SHEATHING FROM WALLS AND CEILING. CLEAN, REMEDIATE ALL MOLD AND PREPARE ALL SURFACES TO RECEIVE NEW WORK. COORDINATE WITH FINISH FLOOR PLANS.
- REMOVE EXISTING WALL, CLOSET DOOR, CURTAIN RODS AND ROD SUPPORTS. REMOVE ALL INTERIOR SHELVING AND SIDE BLOCKING. REPAIR DAMAGED DRYWALL FOR NEW FINISH.



1 UNIT C FLOOR PLAN - LEVELS 2.5 AND 3.0 (UNIT D OPPOSITE)
A3.02 SCALE: 1/4" = 1'-0"



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LDA Project No. 13.25

ENLARGED FLOOR PLANS -
UNIT C

A3.02