PROPOSED 1ST FLOOR KITCHEN CABINET LAYOUT

ATTIC 200

BASEMENT

2 PHONE LINES - DIALER

1ST FLOOR PLAN - EXISTING

INTERIOR RENOVATIONS - FLOOR PLANS

HALL

BEDROOM #1

COMMON ROOM

PANTRY

PORCH

2ND FLOOR PLAN

BEDROOM #2

BEDROOM #3

BEDROOM #4

BATH

CO

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FIRE ALARM LAYOUTS ARE FOR COUNTS, LOCATIONS TO BE DETERMINED IN THE FIELD. SUBMIT SHOP DRAWINGS SIEMENS DESK 252 ADD/ALT ADDENDUM #1
GENERAL
1. Upon completion of all specified work, the contractor shall thoroughly clean the entire unit for move-in condition. Cleaning shall include the interior & exterior of all windows, doors, and fixtures. The contractor shall remove all materials and debris from the property.

HAZARDOUS MATERIAL COORDINATION
3. This property will be occupied during construction. Adjacent properties will be occupied. All work shall be performed in accordance with the U.S. Environmental Protection Agency (EPA) RRP requirements. All contractor personnel working on the property shall be certified by the EPA for lead-based paint activities.

4. General contractor shall properly remove and dispose of lead-containing materials in the owner's lead dustpans in compliance with EPA, OSHA, and WSELYAN University's lead-based paint requirement.

5. All non-lead materials shall be disposed of in the contractor's supplied dustpans.

6. Salvage, protect, clean & remove is not otherwise noted.

7. Hood fan in kitchen

8. Refrigerator

9. Oven

10. Window treatments and all associated hardware.

FRONT PORCH - MAINTAIN A PAINT
11. Remove existing pipe railing and front porch stairs.

12. Install new composite stair system and framing.

13. Install concrete deck on both sides of walk to support stairs.


15. Prep and paint wood components, box beam, decorative ballusters and rails beneath box beam, deck railing, doors, risers, lattice, horizontal, and vertical running boards, door trim, treads, door.

16. Install (2) new pipe handrails (one each side).

INTERIOR - GENERAL
17. Paint ceiling, floor, and wall penetrations.

18. Patch, prim, and paint the entire house to include all previously painted surfaces and newly installed paintable materials, walls, trim, round, interior doors, exterior doors, frames, panels, shelves, doors, risers, railings (light/white sand and poly), wiredom floor / wall recessed lights, recessed fixtures, and other openings.

19. Paint shall be Sherwin Williams Promar 200, Westley white #2532: 03/10, semi-gloss, trim, doors, kitchen, basements, in, toy.

20. Low-lustre all other walls.

21. Flat white all other ceilings.

22. Select (2) door color.

23. Vacuum dustcoat. Below floor registers, clean all supply and return vents.

24. Upon completion of all work, the entire house shall be thoroughly cleaned for move-in condition.

ENTRY FOYER
25. Small, clean, deep dusting walk off carpet squares in first floor entry foyer.

26. Remove existing vinyl stairs on 2nd floor.

27. Prep and paint, treads, risers, ballusters. Lightly sand and apply poly to rail.

28. Install new vinyl treads on stairs.

29. Install step wood on front door.

BASEMENT STAIRS
30. Remove and dispose of vinyl treads on basement stairs.

KITCHEN/PAINT AREA
1. Dispose all existing cabinets within the kitchen area.

2. Dispose all existing wood shelving within the pantry.

3. Salvage existing hood fan. Re-install upon completion of new wall lamination.

4. Patch and skin coat all walls & ceilings where cabinets were removed.

5. Provide new kitchen cabinets and countertops.

6. Cabinets shall be provided in available sizes of 2' and 3' on the following:
   a. 42" cabinet side (under the sink).
   b. 36" single sink base cabinet.
   c. 18" base cabinet.
   d. 18" tall wall cabinet.
   e. 24" double wall cabinets.
   f. 30" corner cabinet.

7. Maple drawer and front and hardwood drawer construction with dovetails.

8. Manufacturers standard soft close undermount soft close drawer glides.

9. Manufacturers standard adjustable shelf in each base and upper wall cabinet.

10. Manufacturers standard cabinet door hinges.

11. Provide fillers as required.

12. Provide satin nickel round solid knobs on all drawers & doors.

13. Install new cabinet layout and elevation as required in sheet shop drawings.

14. Contractor is required to field measure and verify all dimensions.

FLOORING
15. Provide all required flooring.


17. Provide new stainless steel sink. Prep & cut opening for installation round above sink.

18. Caulk around the stainless steel sink.

19. Provide new porcelain top, sink, and faucet for installation outside the underside of all upper cabinets and along the side walls and behind store to underneath of upper cabinets.


21. Caulk around the backsplash and countertop.

22. Remove existing vct, 1/4 round wood molding and all vinyl toe kick below cabinets. Prep substrate and install new underlayment and sham cairns floor tile. Color: vapor in kitchen.

23. New floor tile shall be installed under base cabinets.


25. New vinyl stairs, straight base at all toe-kick locations in the kitchen.

26. New wood trim to match existing where required.

27. Install step wood on kitchen door.

COMMON AREAS
28. Screen existing door flooring and apply 2 coats finish per specification requirements.

30. Provide all necessary electrical work.

ELECTRICAL
20. Maintain locations of existing outlets in kitchen unless otherwise noted. Confirm all outlets are code compliant to new electrical code. Provide GFCI at locations required by code.
22. Remove existing phone jack in kitchen - patch wall.
23. Install (2) new GFCI outlets above counter top at kitchen sink, cabinet and (1) GFCI outlet above base cabinet between refrigerator and range - appropriately spaced per code. Review final locations in field with owner.
24. Install new dedicated outlet for refrigerator.
25. Install new outlet on north wall in kitchen, above radiator.
26. Install range outlet to accommodate new range location. Provide GFCI if connection is different that range.
27. Install new outlet above base cabinet in pantry.
28. Re-install hood fan above stove. Coordinate with cabinet installation and support blocking by general contractor.
29. Install arc fault breakers for all bedrooms.
30. Install new 12w LED down light fixtures and switches as follows unless noted otherwise. Installation of new fixtures requires removal and disposal of all existing fixtures. Coordinate with architect.
   - Common room, kitchen
   - Bedrooms #1, #2, #3, #4
   - Pantry - etl led 14w led ceiling light fixture
   - Entry foyer, etl led 14w led ceiling light fixture
   - 2nd floor corridor (on wall mounted occupancy sensors) - etl led 14w led ceiling light fixture
31. Installation of new fixtures requires removal and disposal of all existing fixtures.
32. Install motion light sensor with on/off switch at top of stairs to control new 2nd floor hall fixture.
33. Confirm outlet placement locations with owner and cabinet shop drawings.
34. Install new 100 cfm ventilation fan/light fixture in bathroom. Maximum noise factor: 2 sones. Install all ductwork and accessories as required to vent to the exterior.

ALTERNATE
25. Provide the cost in the appropriate space on the bid proposal form for the installation of a new fire alarm system with dialer. Cost shall include the removal of the existing simplex 4001 system and all devices. Cost shall also include all patching required from device removal. Provide new phone line for dialer.

PROJECT
26. Fire alarm system