EXTERIOR UPGRADES
N.T.S. (SEE NOTES FOR COMPLETE SCOPE OF WORK)
28. OWNER CAN TRACK FOR SUSTAINABILITY AND POLICY REQUIREMENTS.

27. GENERAL CONTRACTOR SHALL PROPERLY REMOVE AND DISPOSE OF LEAD CONTAINING MATERIALS IN THE OWNER’S LEAD DUMPSTER IN COMPLIANCE WITH EPA, OSHA, AND INDIANA UNIVERSITY’S LEAD BASED PAINT REQUIREMENTS.

26. ALL NON-LEAD MATERIALS SHALL BE DISPOSED OF IN THE CONTRACTORS SUPPLIED DUMPSTER.

25. CMU SHALL BE LAYED WITH FULL MORTAR COVERAGE ON HORIZONTAL AND VERTICAL FACE SHELLS.

24. EXPOSED ENDS DUE TO CUTTING.

23. INSTALL NEW CERTAINEED PANORAMA COMPOSITE RAILING SYSTEM TO REPLACE WOOD RAILINGS AND BALUSTERS REMOVED. BALUSTER STYLE:

22. PROVIDE PASSIVE LOCKING DEVICES ON SASH PER CODE.

21. DRILL AND EPOXY DOWELS (#5 X 4’-8” - WITH 8” EMBEDMENT) INTO EXISTING FOUNDATION TO TIE WALL INTO FOUNDATION, SPACE 2’ O.C. FILL CORES WITH REBAR SOLID. TIE NEW CMU WALL INTO EXISTING COLUMNS WITH MASONRY TIES AND ALSO INSTALL W/1-#4 DOWEL X 2’ INTO COLUMNS EACH SIDE AT 3’ O.C.

20. PROPERLY SEAL AND WATERPROOF WALL AT FOUNDATION AND UNDERSIDE OF PORCH DECK.

19. INSTALL NEW CMU WALL TO INFILL SPACE WHERE GARAGE DOOR WAS REMOVED. MATCH SIZE AND EXPOSURE OF EXISTING CMU WALL.

18. INSTALL NEW MATHEWS BROTHERS SPENCER WALCOTT OR HARVEY SLIMLINE DOUBLE HUNG WINDOWS ON 1ST FLOOR, 2ND FLOOR AND ATTIC AS SHOWN ON THE PLANS. HOPPER COLOR/HARDWARE SHALL BE WHITE. GLASS SHALL BE TEMPERED, LOW E2. WRAP INSTALLATION.

17. PROVIDE PASSIVE LOCKING DEVICES ON SASH PER CODE. CAULK INTERIOR/EXTERIOR OF ALL WINDOWS.

16. INSTALL NEW CMU WALL TO INFILL SPACE WHERE GARAGE DOOR WAS REMOVED. MATCH SIZE AND EXPOSURE OF EXISTING CMU WALL.

15. INSTALL NEW CMU WALL TO INFILL SPACE WHERE GARAGE DOOR WAS REMOVED. MATCH SIZE AND EXPOSURE OF EXISTING CMU WALL.

14. EXPOSED ENDS DUE TO CUTTING.

13. REMOVE FULL HEIGHT CORRUGATED PANEL AND WOOD POSTS AT NORTH SIDE OF PORCH.

12. REMOVE FULL HEIGHT CORRUGATED PANEL AND WOOD POSTS AT NORTH SIDE OF PORCH.

11. REMOVE EXISTING GARAGE DOORS AND ALL FRAMING. PREP OPENING FOR NEW CMU INSTALLATION. HOLLOW LOAD BEARING UNITS ASTM C90. GROUT SHALL BE ASTM C476 (COMPRESSIVE STRENGTH AT 28 DAYS=2500 PSI). CELLS CONTAINING REINFORCING BARS SHALL BE GROUTED SOLID. DOWELS TO BE EPOXY COATED. COAT ALL EXPOSED ENDS DUE TO CUTTING.

10. CMU SHALL BE LAYED WITH FULL MORTAR COVERAGE ON HORIZONTAL AND VERTICAL FACE SHELLS.

9. INSTALL NEW CMU WALL TO INFILL SPACE WHERE GARAGE DOOR WAS REMOVED. MATCH SIZE AND EXPOSURE OF EXISTING CMU WALL.

8. PROVIDE PASSIVE LOCKING DEVICES ON SASH PER CODE.

7. INSTALL NEW MATHEWS BROTHERS SPENCER WALCOTT OR HARVEY SLIMLINE DOUBLE HUNG WINDOWS ON 1ST FLOOR, 2ND FLOOR AND ATTIC AS SHOWN ON THE PLANS. HOPPER COLOR/HARDWARE SHALL BE WHITE. GLASS SHALL BE TEMPERED, LOW E2. WRAP INSTALLATION.

6. PROVIDE PASSIVE LOCKING DEVICES ON SASH PER CODE. CAULK INTERIOR/EXTERIOR OF ALL WINDOWS.

5. INSTALL NEW 3-LITE HOPPER WINDOWS IN BASEMENT OPENINGS AS SHOWN. PROVIDE NEW FRAMING AS REQUIRED. HOPPER WINDOWS SHALL BE SILVERLINE 5900 SERIES BY ANDERSEN, MATHEWS BROTHERS SPENCER WALCOTT OR HARVEY. HOPPER COLOR/HARDWARE SHALL BE WHITE. GLASS SHALL BE TEMPERED, LOW E2. WRAP INSTALLATION.

4. INSTALL NEW CMU WALL TO INFILL SPACE WHERE GARAGE DOOR WAS REMOVED. MATCH SIZE AND EXPOSURE OF EXISTING CMU WALL.

3. INSTALL NEW CMU WALL TO INFILL SPACE WHERE GARAGE DOOR WAS REMOVED. MATCH SIZE AND EXPOSURE OF EXISTING CMU WALL.

2. PROVIDE PASSIVE LOCKING DEVICES ON SASH PER CODE. CAULK INTERIOR/EXTERIOR OF ALL WINDOWS.

1. PROVIDE PASSIVE LOCKING DEVICES ON SASH PER CODE. CAULK INTERIOR/EXTERIOR OF ALL WINDOWS.
INTERIOR UPGRADES
N.T.S. (SEE NOTES FOR COMPLETE SCOPE OF WORK)
Provide satin nickel round solid knobs on all drawers & doors.

Provide flat face drawer front and hardwood drawer construction with dovetails.

Provide and install one (1) 30" wide upper cabinet over oven.

Provide and install one (1) 18" wide base cabinet, one (1) 30" wide upper cabinet + (1) 18" wide upper blind cabinet.

Provide and install one (1) 42" wide blind base cabinet, one (1) 42" wide upper cabinet + (1) 18" wide upper blind cabinet.

Provide and install one (1) 42" wide sink base cabinet.

Maintain and clean existing laminate flooring in bedroom #1.

Unit A - Interior; floor cleaning/refinishing / floor polishing

Starting at the new refrigerator location, moving counterclockwise:

1. Vacuum and clean all radiators.
2. Caulk around the new 4" backsplash and countertop installed.
3. Install new full height wall applied laminate to the underside of all upper cabinets and along the side walls and behind stove to underside of upper cabinet.
4. Provide stainless steel edge bands at transitions between new laminate and existing walls.
5. Install new 4" high x 7/8" thick continuous laminated backsplash.
6. Caulk around the new 4" backplash and countertop installed.
7. After abatement by ACM contractor, prep substrate and install new underlayment and shaw circus floor tile.
8. Provide matching wood trim at ceiling perimiter where cabinets were removed.
9. Remove and re-install fire extinguisher. Review final location with owner.
10. Install new vinyl, straight base at all toe-kick locations in the kitchen.
11. After abatement by ACM contractor, prep substrate and install new underlayment and shaw circus floor tile.
12. Provide and install one (1) 15" wide base cabinet, one (1) 24" wide base cabinet.
13. Base cabinet and one (1) 15" wide x 30" high upper cabinet.
14. Provide new kitchen cabinets and countertops. For pricing purposes cabinet layout and sizes shall be as follows:

A. Provide and install one (1) 30" wide sink base cabinet and one (1) 15" wide base cabinet adjacent to sink.
B. Provide and install one (1) 15" wide base cabinet, one (1) 24" wide base cabinet, one (1) 30" wide upper cabinet and one (1) 15" wide x 30" high upper cabinet.
C. Provide flat face drawer front and hardwood drawer construction with dovetails.
D. Provide flat face drawer front and hardwood drawer construction with dovetails.
E. Provide flat face drawer front and hardwood drawer construction with dovetails.
F. Provide flat face drawer front and hardwood drawer construction with dovetails.
G. Provide flat face drawer front and hardwood drawer construction with dovetails.
H. Provide flat face drawer front and hardwood drawer construction with dovetails.
I. Provide flat face drawer front and hardwood drawer construction with dovetails.
J. Provide flat face drawer front and hardwood drawer construction with dovetails.
K. Provide flat face drawer front and hardwood drawer construction with dovetails.
L. Provide flat face drawer front and hardwood drawer construction with dovetails.
M. Provide flat face drawer front and hardwood drawer construction with dovetails.
N. Provide flat face drawer front and hardwood drawer construction with dovetails.
O. Provide flat face drawer front and hardwood drawer construction with dovetails.

Maintain and clean existing laminate flooring in bedroom #2.
INTERIOR RENOVATIONS - NOTES (CONT.).

UNIT A - 1ST FLOOR BATHROOM
1. COMPLETELY GUT BATHROOM DOWN TO STUDS. REMOVE AND DISPOSE OF ALL TUB, SHOWER, BATH, AND VANITY FIXTURES AND ALL RELATED MOUNTING HARDWARE AND PIPING.
2. COMPLETELY GUT BATHROOM DOWN TO STUDS. REMOVE AND DISPOSE OF ALL FIXTURES AND RELATED HARDWARE AND PIPING.
3. COMPLETELY GUT BATHROOM DOWN TO STUDS. REMOVE AND DISPOSE OF ALL FIXTURES AND RELATED HARDWARE AND PIPING.
4. COMPLETELY GUT BATHROOM DOWN TO STUDS. REMOVE AND DISPOSE OF ALL FIXTURES AND RELATED HARDWARE AND PIPING.
5. COMPLETELY GUT BATHROOM DOWN TO STUDS. REMOVE AND DISPOSE OF ALL FIXTURES AND RELATED HARDWARE AND PIPING.
6. COMPLETELY GUT BATHROOM DOWN TO STUDS. REMOVE AND DISPOSE OF ALL FIXTURES AND RELATED HARDWARE AND PIPING.
7. COMPLETELY GUT BATHROOM DOWN TO STUDS. REMOVE AND DISPOSE OF ALL FIXTURES AND RELATED HARDWARE AND PIPING.
8. COMPLETELY GUT BATHROOM DOWN TO STUDS. REMOVE AND DISPOSE OF ALL FIXTURES AND RELATED HARDWARE AND PIPING.
9. COMPLETELY GUT BATHROOM DOWN TO STUDS. REMOVE AND DISPOSE OF ALL FIXTURES AND RELATED HARDWARE AND PIPING.
10. COMPLETELY GUT BATHROOM DOWN TO STUDS. REMOVE AND DISPOSE OF ALL FIXTURES AND RELATED HARDWARE AND PIPING.
11. COMPLETELY GUT BATHROOM DOWN TO STUDS. REMOVE AND DISPOSE OF ALL FIXTURES AND RELATED HARDWARE AND PIPING.
12. COMPLETELY GUT BATHROOM DOWN TO STUDS. REMOVE AND DISPOSE OF ALL FIXTURES AND RELATED HARDWARE AND PIPING.
13. COMPLETELY GUT BATHROOM DOWN TO STUDS. REMOVE AND DISPOSE OF ALL FIXTURES AND RELATED HARDWARE AND PIPING.

UNIT B - BATHROOM
1. COMPLETELY GUT BATHROOM DOWN TO STUDS.
2. COMPLETELY GUT BATHROOM DOWN TO STUDS.
3. COMPLETELY GUT BATHROOM DOWN TO STUDS.
4. COMPLETELY GUT BATHROOM DOWN TO STUDS.
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8. COMPLETELY GUT BATHROOM DOWN TO STUDS.
9. COMPLETELY GUT BATHROOM DOWN TO STUDS.
10. COMPLETELY GUT BATHROOM DOWN TO STUDS.
11. COMPLETELY GUT BATHROOM DOWN TO STUDS.

UNITS A & B - MECHANICAL - KITCHEN
1. PROVIDE ALL DUCTWORK AND ACCESSORIES AS REQUIRED TO VENT TO THE EXTERIOR.
2. PROVIDE ALL DUCTWORK AND ACCESSORIES AS REQUIRED TO VENT TO THE EXTERIOR.
3. PROVIDE ALL DUCTWORK AND ACCESSORIES AS REQUIRED TO VENT TO THE EXTERIOR.
4. PROVIDE ALL DUCTWORK AND ACCESSORIES AS REQUIRED TO VENT TO THE EXTERIOR.
5. PROVIDE ALL DUCTWORK AND ACCESSORIES AS REQUIRED TO VENT TO THE EXTERIOR.
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7. PROVIDE ALL DUCTWORK AND ACCESSORIES AS REQUIRED TO VENT TO THE EXTERIOR.
8. PROVIDE ALL DUCTWORK AND ACCESSORIES AS REQUIRED TO VENT TO THE EXTERIOR.

UNITS A & B - MECHANICAL - BATHROOM
1. PROVIDE ALL DUCTWORK AND ACCESSORIES AS REQUIRED TO VENT TO THE EXTERIOR.
2. PROVIDE ALL DUCTWORK AND ACCESSORIES AS REQUIRED TO VENT TO THE EXTERIOR.
3. PROVIDE ALL DUCTWORK AND ACCESSORIES AS REQUIRED TO VENT TO THE EXTERIOR.
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