

General Construction Notes

1. **Work Around Front Porch:**
 - a. **Tex Select Composite Decking (1" Grooved Edge Board in Pebble Grey)** will be installed over substrate's specifications. Finish height to be flush with finish floor at entry door.
 - b. **Tex Select Classic White Railing** will be installed per manufacturer's specifications.
 - c. **Handicap accessible handrails** will be installed on new stairs. ‡
 - d. **Existing porch stairs** to be removed and relocated to this location. Install locking latch on existing brick porch base.
 - e. **Treated wood framing** for porch in this area in order to run new.
 - f. **Continuing new composite decking** and **Bailing** system out to rear parking lot. **Handicap accessible** system from existing porch to new landing and stairs as shown. Ramps not to exceed 1:12 slope.
2. **Masonry Monument Sign**
 - a. **Install monument sign** at NE corner of site. (Refer to xxxx)
 - b. **Material** will be provided, in consult with pul string.
 - c. **Detailled** sign to be by Tenant. ‡
 - d. **Sign lighting** to be by Tenant. ‡
3. **Front Door:**
 - a. **Threshold** removed to T&S accessible standard.
 - b. **Existing door** removed to operate condition.
 - c. **Existing door hardware** removed or supplemented to provide accessibility.
 - d. **Existing stained glass door ‡** sidelights reconditioned ‡ repaired ‡
 - e. **Install Lexan panels** over leaded glass door ‡ sidelights.
 - f. **Existing stair** removed and replaced with **Tex Select Composite Decking** in Pebble Grey and **Tex Select Railing** in Classic White with Aluminum ADA Compliant Handrail in Classic White.
 - g. **New gas line** will be installed out to new deck area south of house for new grill.
 - h. **Retall Floor III** to be installed.
4. **Gas Service:**
 - a. **New ceramic tile** will be installed in fireplace hearth.
 - b. **Gas service** will be applied to the fireplace suitable for gas logs.
 - c. **Pair of divided light doors** installed into existing 6-foot opening at fireplace.
 - d. **Secure locking** will be provided for new doors into Hamdor I.
5. **Hamdor I:**
 - a. **Provide a new 4-foot exterior grade** divided light door ‡ lock at south opening onto deck.
 - b. **Remove existing fireplace ‡**
 - c. **Remove up stairs** floor under fireplace to repair tilt.
 - d. **Push fireplace** back into position ‡ secure.
 - e. **New ceramic tile** will be installed in fireplace hearth.
 - f. **New marble** installed to match that in Living Room. ‡
 - g. **Remove west door and door stops.**
6. **Retall Floor III:**
 - a. **Remove south door ‡ door stops ‡**
 - b. **Remove south door** with **removal door ‡ door stops.**
 - c. **Lock and secure** south door leading into new Break Room.
 - d. **Install trim** around brick fireplace where brick meets wall.
 - e. **Run gas** to fireplace.
 - f. **Install a cabinet** under west window to hide roughed in plumbing.
7. **Hall:**
 - a. **Clean ‡ finish** all walls.
 - b. **Remove west door and door stops, threshold** max: 1/2" tall.
 - c. **Remove south door, transom and threshold** into Bathroom to T&S required opening width and provide a new door with accessible hardware.
 - d. **Repair storage doors** under stairwell. ‡
8. **Stairwell:**
 - a. **Relate existing handrail/guardrail** to Code required height.
 - b. **Remove existing handrail/guardrail** at north side of stair. ‡
 - c. **Install new 2nd handrail** at north side of stair. ‡
 - d. **Fill stair risers** to T&S accessibility standard configuration.
9. **Upper Landing:**
 - a. **Relate existing guardrail** to code required 42" height.
 - b. **Remove existing handrail/guardrail** at north side of stair. ‡
 - c. **Remove door** to office to be T&S required width. ‡
 - d. **Nail shut** and remove door hardware to attic access.
 - e. **Return** for new installed 2nd handrail.
10. **Manager's Office:**
 - a. **Remove existing** walls and ceilings as necessary and paint.
 - b. **Remove remaining wallpaper.**
 - c. **Add 306B weatheright** exterior grade door and frame for attic access.
11. **Hamdor II:**
 - a. **Remove existing lock** both west ‡ north doors ‡
 - b. **Rebuild wood** sashes on southwest window to match original. Unlike Toilet.
 - c. **Remove existing cabinet** to usable condition, provide T&S hardware.
 - d. **Remove existing lock** east door.
 - e. **Remove existing door** to T&S accessible standards with required grab bars and clearances.
 - f. **Install a new lavatory** to T&S accessible standards and clearances with lever faucet.
 - g. **Provide not water** as required to lavatory.
 - h. **Provide hardware** for lavatory sashes of south window.
 - i. **Provide T&S required** turn-around space.
 - j. **Provide 48-inch high ceramic tile** wainscot around perimeter of space. ‡
 - k. **Provide ceramic tile** floor flush with adjacent spaces.
 - l. **Install plywood insert** to cover existing window. ‡
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 - n. **Enclosed Porch** (New Breakroom).
12. **Install new 3'-0" x 6'-8" owner selected exterior door** with T&S compliant hardware and maximum 1/2" tall threshold for T&S.
13. **Install new T&S configured cabinet** with double sink with lever style faucet and knee space.
14. **Provide rough-ins** for a new Tenant supplied refrigerator with an ice maker. ‡
15. **Remove electrical** plugs above cabinets for countertop appliances by Tenant.
16. **Install plywood insert** with vertical bead board paneling on exterior side painted to match trim to cover existing south window.
17. **Install full height backslap** between counter tops and upper cabinets, side painted to match trim to cover existing south window.
18. **Install new upper and lower cabinets** on north wall and full height backslap. ‡
19. **Install plywood insert** to cover existing north door.
20. **Provide a mailbox** to US Postal Service standards.

General Notes:

Interior:

- a. **Finish** installing wood trim to match the original house.
- b. **Paint** all wood trim with a semi-gloss enamel in the wood grain style.
- c. **Paint** all wood doors and windows with high gloss enamel as requested by Tenant.
- d. **Paint** all walls with semi-gloss latex enamel in colors as selected by Tenant up to three colors can be selected.
- e. **Paint** all ceiling areas with a flat finish in colors as selected by Tenant up to three colors can be selected.
- f. **All windows** will be refurbished to weatheright condition.

Exterior:

- a. **Exterior trim** will be repaired and repainted to match current paint.
- b. **Exterior detail elements** will be repaired as best as possible to original condition. ‡
- c. **Parking** will be provided as presented and as approved by the City.

