

KEYNOTES:

PROVIDE PRICING BASED ON OUTLINED SCOPE CATEGORY A & B.

SCOPE A:

1. PROVIDE PRICE TO PAINT THIS 35' SECTION OF FACADE. COLOR TO MATCH EXISTING. PROVIDE ALTERNATE PRICE TO PAINT ENTIRE BUILDING IF PAINT CANNOT BE MATCHED/BLENDED.

2. GENERAL DEMO: REMOVE EXISTING KITCHENETTE & PLUMBING FIXTURES AND CAP SERVICE LINES

3. WALLS (ORANGE DASH/DOT LINE):

REMOVE ALL GYP. BD WALL SHEATHING, INSPECT FRAMING FOR POTENTIAL DAMAGE AND REPLACE AS NEEDED. INCLUDE ALLOWANCE TO REPLACE 30% OF WOOD FRAMING. PROVIDE UNIT PRICE BY LF OF FRAMING.

REINSTALL GYP. BD. AND PAINT. INSTALL PAINTED 6" WOOD BASE.

4. CEILING:

REMOVE EXISTING T&G WOOD CEILING. CLEAN AND SAND ALL SALVAGEABLE MATERIAL. INCLUDE ALLOWANCE OF 25% SALVAGEABLE EXISTING T&G CEILING.

INSPECT CONDITION OF WOOD JOIST FRAMING AND REPAIR/REPLACE AS NEEDED. INCLUDE ALLOWANCE TO REPLACE 30% OF WOOD FRAMING. PROVIDE UNIT PRICE BY LF OF FRAMING.

REINSTALL SALVAGED WOOD CEILING MATERIAL AND REPLACE IN KIND ANY MATERIAL NEEDED PROVIDE UNIT PRICE BY SF OF REPLACEMENT T&G CEILING MATERIAL. PAINT ENTIRE CEILING.

5. INTERIOR DOOR: REMOVE EXISTING DAMAGED DOOR, REPLACE WITH 3'-0" X 6'-8" SOLID CORE FLAT PANEL DOOR AND WOOD FRAME. INCLUDE HARDWARE WITH PASSAGE SET.

6. STOREROOM ELECTRICAL: REMOVE ALL ELECTRICAL WIRING, OUTLETS, ETC AND REPLACE. INCLUDE ALLOWANCE FOR CODE COMPLIANT INSTALLATION AND 2 STOREROOM CEILING MOUNTED LIGHT FIXTURES WITH PROTECTIVE SCREEN.

7. REPLACE FIRE DAMAGED 3'-0" X 6'-8" METAL DOOR WITH NEW PAINTED BOARD & BATTEN EXTERIOR WOOD DOOR TO MATCH EXISTING SIZE. REPAIR EXISTING WOOD FRAME TO MATCH DETAILS OF THE ADJACENT FRAME AND TRANSOM. SEE DOOR ELEVATION 03/A001. INSTALL NEW GLASS IN TRANSOM. PROVIDE HARDWARE: DEADBOLT AND PRIVACY LOCKSET OF EXTERIOR GRADE.

8. REPLACE DAMAGED PLYWOOD SUBFLOOR AT HATCHED AREA. REMOVE NON-ORIGINAL FLOORING THROUGHOUT APARTMENT AND INSTALL NEW LVT FLOORING (INCLUDE MATERIAL ALLOWANCE OF \$2.50/SF).

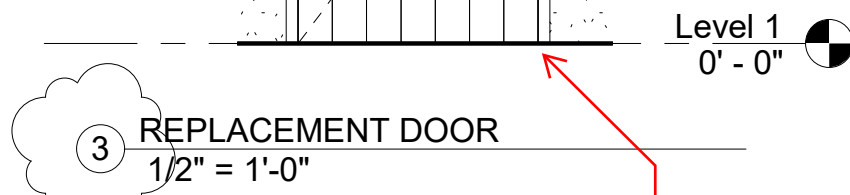
9. PAINT ALL SHEETROCK WALLS WITHIN UNIT (RED DASH LINE)

10. PAINT ALL WINDOWS & TRIM WITHIN UNIT

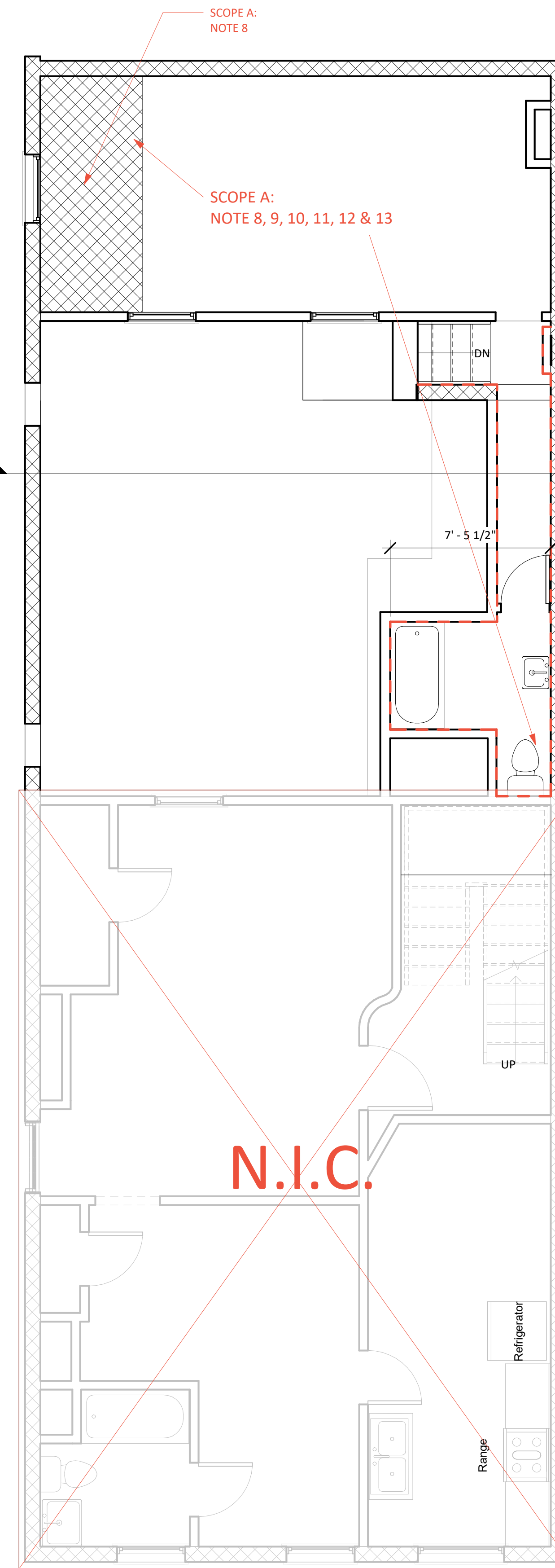
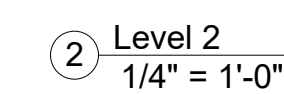
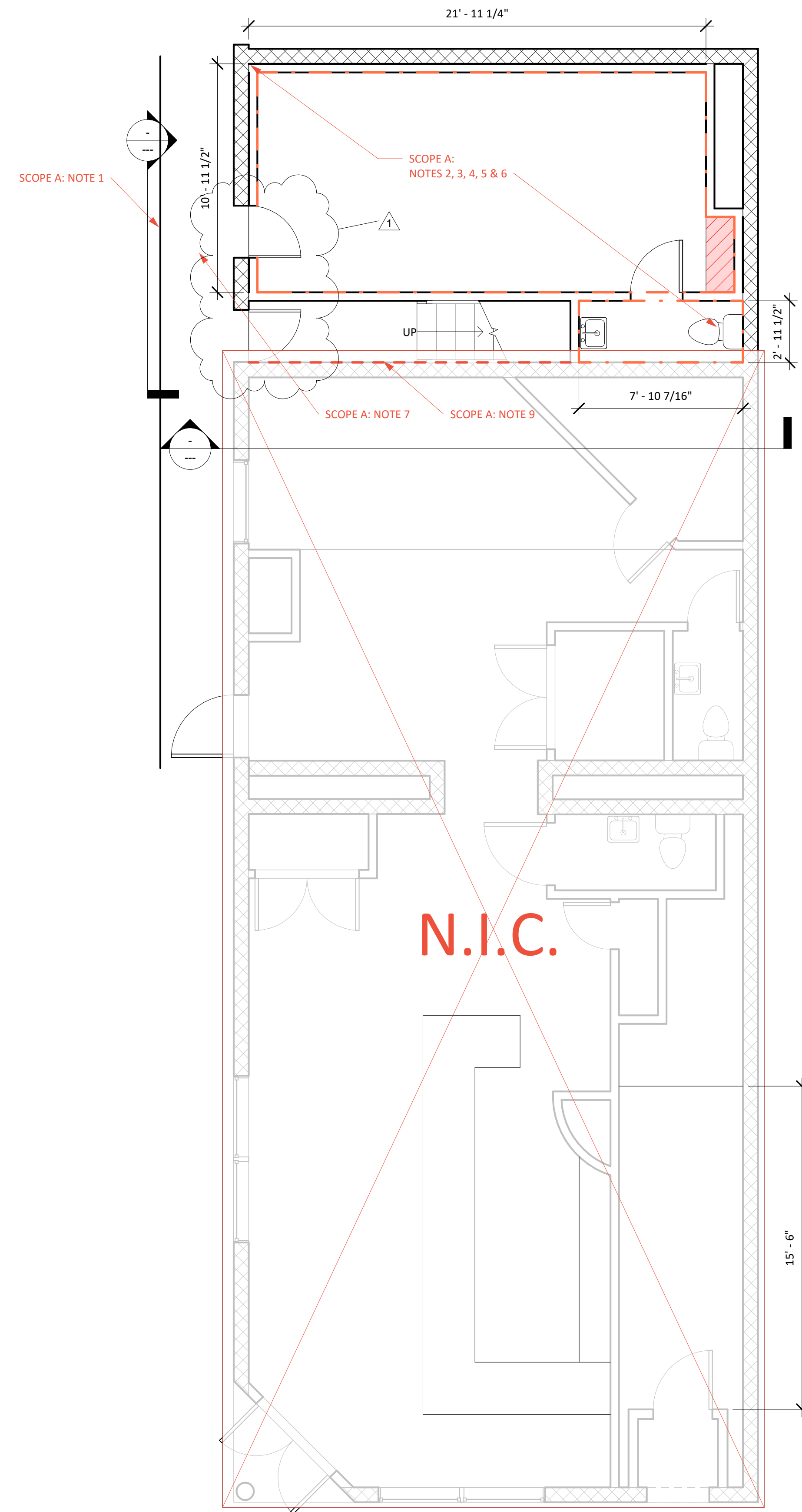
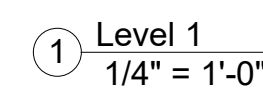
11. PAINT ALL DOORS & TRIM WITHIN UNIT

12. REPLACE PLUMBING FIXTURES IN KIND. INCLUDES WALL MOUNTED VANITY SINK AND FAUCET SET, TOILET AND CAST IRON TUB. INCLUDE A PLUMBING MATERIAL ALLOWANCE OF \$1000.

13. INSTALL NEW LIGHT FIXTURES IN KIND INCLUDE ALLOWANCE OF 1 52" FAN/LIGHT KIT, 4 RECESSED CANS, 1 VANITY LIGHT AND 1 WALL SCONCE. INCLUDE A LIGHTING MATERIAL ALLOWANCE OF \$750.



NOTE: All elements to be painted to match the existing opening



716 North Rampart
New Orleans, LA

PROJECT NO. 22-002



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These drawings and specifications have been prepared by me or under my close personal supervision and to the best of my professional knowledge and belief comply with applicable codes and requirements.

I (will) ~~not~~ be providing project construction administrative services on this project.

•REVISIONS•

No.	Description	Date
1	Plan Correction	11/18/22

DRAWING EXISTING PLANS

SCALE As indicated
ISSUED 06/21/22

SHEET NO.

