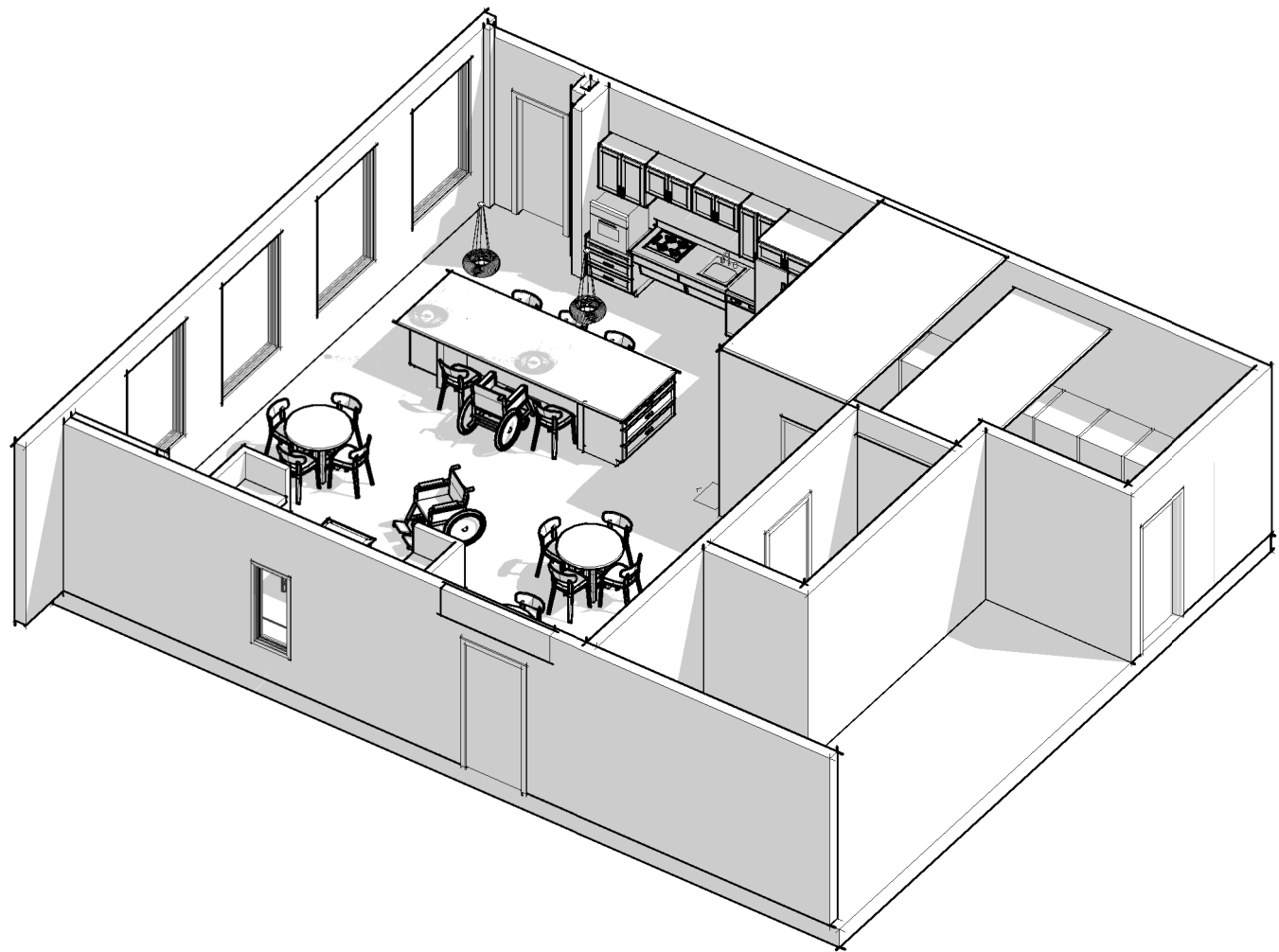


COMMON ROOM RENOVATION

LINCOLN SCHOOL APARTMENTS
86 Central St. Hingham, MA 02043



Sheet List			
Sheet Number	Sheet Name	Current Revision	Current Revision Date
A0.0	COVER		
A0.1	SUMMARY OF WORK	1	03/09/26
A1.0	SPECIFICATIONS	2	03/11/26
A1.1	FLOOR PLANS	1	03/09/26
A1.2	CEILING PLANS	2	03/11/26
A1.3	ENLARGED PLAN & DETAILS	2	03/11/26
A2.1	INTERIOR ELEVATIONS	2	03/11/26

CONSULTANTS

REVISIONS

#	DESCRIPTION	DATE
---	-------------	------

NOTES:
VERIFY ALL DIMENSIONS IN FIELD.

LEGEND

	EXISTING WALL		OUTLET
	NEW WALL		ROOM TAG
	EXISTING DOOR		WINDOW TAG
	NEW DOOR		ELEVATION SHEET REFERENCE
	DOOR TAG		ELEVATION VIEW REFERENCE
	NEW MILLWORK		OVERALL SECTION - NUMBER/SHEET
	CEILING EXHAUST FAN		DETAIL SECTION - NUMBER/SHEET
	6" RECESSED CAN		DETAIL VIEW - NUMBER/SHEET
	4" RECESSED CAN		
	SMOKE DETECTOR/ CARBON MONOXIDE DETECTOR		
	HEAT DETECTOR		
	SWITCH		

SYMBOLS

	REFERENCE NUMBER BUILDING SECTION DRAWING SHEET
	REFERENCE NUMBER DETAIL DRAWING SHEET
	REFERENCE NUMBER DRAWING DRAWING SHEET
	REFERENCE NUMBER INTERIOR ELEVATION DRAWING SHEET
	REFERENCE NUMBER EXTERIOR ELEVATION DRAWING SHEET
	NORTH ARROW
	WINDOW TAG
	DOOR TAG
	WALL TYPE TAG
	APPLIANCE TAG
	REVISION TAG
	CENTER LINE

ABBREVIATIONS

A.F.F.	ABOVE FINISHED FLOOR	MIN.	MINIMUM
ACT	ACOUSTICAL CEILING TILE	MISC.	MISCELLANEOUS
ADA	AMERICANS W/ DISABILITIES ACT	MTL.	METAL
APPROX.	APPROXIMATE	N.I.C.	NOT IN CONTRACT
ARCH.	ARCHITECTURAL	NO.	NUMBER
AV.	AUDIO VISUAL	N.T.S.	NOT TO SCALE
BLDG.	BUILDING	O/	OVER
BLKG.	BLOCKING	O.C.	ON CENTER
B.O.	BOTTOM OF	O.D.	OUTSIDE DIAMETER
CAB.	CABINET	OPNG.	OPENING
C.H.	CEILING HEIGHT	OPP.	OPPOSITE
CLR.	CLEAR	P.G.	PAINT GRADE
CL	CENTERLINE	PLYWD.	PLYWOOD
COL.	COLUMN	PTD.	PAINTED
CONT.	CONTINUOUS	R.D.	ROOF DRAIN
CMU	CONCRETE MASONRY UNIT	REQ'D.	REQUIRED
C.J.	CONTROL JOINT	R.O.	ROUGH OPENING
DTL.	DETAIL	SCHED.	SCHEDULE
DIA.	DIAMETER	S.G.	STAIN GRADE
DIM.	DIMENSION	SIM.	SIMILAR
DN	DOWN	S.L.D.	SEE LANDSCAPE DRAWINGS
DWG.	DRAWING	SQ.	SQUARE
(E)	EXISTING	SPEC.	SPECIFICATION
EL.	ELEVATION	S.S.D.	SEE STRUCTURAL DRAWINGS
ELEC.	ELECTRICAL	SSTL.	STAINLESS STEEL
EQ	EQUAL	STL.	STEEL
FD.	FLOOR DRAIN	STOR.	STORAGE
F.O.	FACE OF	STRUCT.	STRUCTURAL
F.O.C.	FACE OF CONCRETE	SYM.	SYMMETRICAL
F.O.F.	FACE OF FINISH	T.	TEMPERED
F.O.S.	FACE OF STUD	T&G	TONGUE AND GROOVE
GFIC	GROUND FAULT INTERCEPTOR CIRCUIT	THK.	THK.
GSM.	GALVANIZED SHEET METAL	T.O.	TOP OF
GWB	GYPSUM WALL BOARD	T.S.	TUBULAR STEEL
H OR HVAC	HEATING, VENTILATING, AND AIR CONDITIONING	TYP.	TYPICAL
H.B.	HOSE BIB	U.O.N	UNLESS OTHERWISE NOTED
HM	HOLLOW METAL	V.I.F.	VERIFY IN FIELD
MAX.	MAXIMUM	W/	WITH
M.O.	MASONRY OPENING	W/O	WITHOUT
MECH.	MECHANICAL	WD.	WOOD
MEP	MECHANICAL ELECTRICAL PLUMBING	WPM.	WATERPROOFING MEMBRANE

COMMON ROOM RENOVATION

LINCOLN SCHOOL APARTMENTS
86 Central St. Hingham, MA 02043

ISSUED FOR CONSTRUCTION

COVER

PROJECT DATE: 02/10/2026

DRAWN BY: MPG

A0.0

SCALE: As indicated

GENERAL BID NOTES

GENERAL NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION
2. ALL WORK SHALL COMPLY WITH MASSACHUSETTS BUILDING, ELECTRICAL, PLUMBING, MECHANICAL, AND ENERGY CODES; 521 CMR; AND ADA STANDARDS.
3. ALL MATERIALS, ADHESIVES, AND COATINGS SHALL BE LOWVOC AND COMPLY WITH APPLICABLE ENVIRONMENTAL REGULATIONS.
4. COORDINATE ALL WORK WITH ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS.
5. PATCH AND REPAIR ALL DISTURBED SURFACES TO MATCH ADJACENT FINISHES.
6. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, AND ACCESSORIES REQUIRED FOR A COMPLETE INSTALLATION.

DEMOLITION NOTES

1. REMOVE EXISTING FLOORING, ADHESIVES, CARPET, VINYL TILE, AND SHEET GOODS AS INDICATED.
2. REMOVE EXISTING DOORS, FRAMES, HARDWARE, AND TRIMS WHERE SHOWN.
3. REMOVE WALLS BETWEEN COMMUNITY ROOM, KITCHEN, LAUNDRY ROOM, CLOSET, AND STORAGE AREAS AS INDICATED.
4. REMOVE EXISTING MECHANICAL CABINET CONTAINING PLUMBING, ELECTRICAL, AND VENTILATION COMPONENTS.
5. REMOVE TILED WINDOW SILLS AND EXISTING WINDOW SHADES.
6. REMOVE HARDPIPED WATER DISPENSER; MODIFY PLUMBING AND ELECTRICAL AS REQUIRED.

WALLS, FRAMING & DRYWALL

1. INSTALL NEW 5/8" TYPE X GYPSUM WALLBOARD, FINISHED TO LEVEL 4.
2. PATCH EXISTING DRYWALL AS REQUIRED TO ACHIEVE A UNIFORM SURFACE.
3. CONSTRUCT NEW INTERIOR PARTITIONS FULL HEIGHT, FINISHED TO LEVEL 4.
4. REFRAME OPENINGS AS REQUIRED FOR NEW OR RELOCATED DOORS.

DOORS & HARDWARE

1. REMOVE ONE EXISTING DOOR, AS INDICATED. PROVIDE NEW FRAMING, BLOCKING, AND PATCHING TO RELOCATE.
2. PROVIDE AND INSTALL TWO ADA COMPLIANT SOLIDCORE WOOD DOORS, FIRERATED AS REQUIRED, ONE BETWEEN LAUNDRY ROOM AND COMMUNITY ROOM AND ONE BETWEEN LAUNDRY ROOM AND HALLWAY.
3. PROVIDE LEVER HARDWARE OPERABLE WITHOUT TIGHT GRASPING, PINCHING, OR TWISTING.
4. COMPLY WITH 521 CMR FOR CLEAR WIDTH, MANEUVERING CLEARANCES, THRESHOLDS, AND OPERABILITY.
5. ALL DOOR HARDWARE SHALL BE ADA COMPLIANT.
6. FINAL DOOR SELECTIONS AND HARDWARE FINISHES SHALL BE APPROVED BY THE LSA BOM/ HAHT TEAM.

FLOORING

1. PROVIDE COMPLETE FLOORING SYSTEM INCLUDING UNDERLAYMENT AND ACCESSORIES.
2. INSTALL LUXURY VINYL PLANK (LVP) FLOORING WHERE INDICATED.
3. ALL FLOORING ADHESIVES SHALL BE LOWVOC.
4. CONTRACTOR SHALL SUBMIT THREE (3) LVP OPTIONS FOR LSA BOM/ HAHT APPROVAL PRIOR TO PROCUREMENT.

CABINETRY & CASEWORK

1. PROVIDE FACTORY FABRICATED COMMERCIAL GRADE CASEWORK PER SECTION 12 36 00.
2. CONSTRUCTION REQUIREMENTS INCLUDE:
 - 3/4" PLYWOOD CARCASS, FORMALDEHYDE FREE
 - CONCEALED SOFTCLOSE HINGES; FULL EXTENSION SOFT CLOSE SLIDES
 - ADJUSTABLE SHELVES; MOISTURE RESISTANT TOE KICKS
3. PROVIDE ADA COMPLIANT CABINETY AND HARDWARE IN KITCHEN AND ISLAND.
4. ALL CABINET AND DOOR HARDWARE SHALL COMPLY WITH ADA/521 CMR OPERABILITY REQUIREMENTS.

COUNTERTOPS

1. PROVIDE COUNTERTOPS PER SECTION 12 36 00:
- QUARTZ: 3 CM, EASED OR SQUARE EDGE, NONPOROUS
2. FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION.
3. PROVIDE SUPPORTS AT OVERHANGS EXCEEDING 12"

PAINTING

1. ALL PAINTS SHALL BE LOW VOC AND COMPLY WITH ASTM AND MPI STANDARDS.
2. FINAL COLORS SELECTED BY LSA BOM/ HAHT TEAM; NO MATERIALS ORDERED OR APPLIED WITHOUT WRITTEN APPROVAL.
3. PAINT FINISHES:
 - WALLS: EGGSHELL OR SATIN
 - HIGH TRAFFIC AREAS: SEMIGLOSS
 - CEILINGS: FLAT
 - DOORS & AMP; TRIM: SEMIGLOSS OR GLOSS
 - MECHANICAL/SERVICE AREAS: INDUSTRIAL GRADE COATING

FIXTURE & APPLIANCE SCHEDULE
(ENERGY STAR CERTIFIED WHEN AVAILABLE)

COMMUNITY ROOM KITCHEN

SEE FULL SPEC PACKAGE FROM KAM APPLIANCES

KITCHEN ISLAND

1. ADA ISLAND – ADA HEIGHT; KNEE/TOE CLEARANCE
2. ADA MICROWAVE – 120V DEDICATED
3. POPUP OUTLETS – UL LISTED; GFCI
4. PENDANT LIGHTS – ELECTRICAL WIRING & AMP; SWITCHING
5. ADA HARDWARE – LEVER OR D-PULL

LAUNDRY ROOM

1. WASHER HOOKUPS (6) – HOT/COLD; STANDPIPE; 120V OR 208–240V
2. DRYER HOOKUPS (6) – 208–240V; EXHAUST DUCT; GAS IF APPLICABLE
3. NEW ADA DOOR – SOLIDCORE WOOD; FIRERATED AS REQUIRED
4. RELOCATED DOOR – REFRAMING AND PATCHING AS REQUIRED
5. ADA DOOR HARDWARE – LEVER HANDLES; CLOSERS AS REQUIRED

MEP COORDINATION SCHEDULE

1. COORDINATE ALL MECHANICAL, ELECTRICAL, AND PLUMBING ROUGHINS WITH FINAL APPLIANCE SPECIFICATIONS.
2. ENERGY STAR APPLIANCES WHERE AVAILABLE.
3. CONFIRM DUCT ROUTING, ELECTRICAL LOADS, PLUMBING LOCATIONS, AND ADA CLEARANCES.
4. COORDINATE ISLAND ELECTRICAL FEEDS, POPUP OUTLET CUTOUTS, AND MICROWAVE VENTILATION.
5. CONFIRM WASHER SPACING, STANDPIPE HEIGHT, AND DRYER EXHAUST ROUTING.

ELECTRICAL NOTES

1. PROVIDE ALL ELECTRICAL WORK FOR NEW LIGHTING, APPLIANCES, ISLAND OUTLETS, AND LAUNDRY EQUIPMENT.
2. PROVIDE DEDICATED CIRCUITS FOR ALL KITCHEN APPLIANCES AND LAUNDRY EQUIPMENT.
3. VERIFY EXISTING ELECTRICAL SERVICE AND PANEL CAPACITY; PROVIDE UPGRADES AS REQUIRED.
4. ALL POPUP OUTLETS SHALL BE UL LISTED, TAMPER RESISTANT, AND NEC COMPLIANT.

MECHANICAL NOTES

1. PROVIDE ALL MECHANICAL AND VENTILATION WORK INCLUDING RANGE HOOD DUCTING AND DRYER EXHAUST SYSTEMS.
2. PROVIDE FIRERATED ASSEMBLIES AT ALL PENETRATIONS AS REQUIRED.

PLUMBING NOTES

1. PROVIDE PLUMBING FOR KITCHEN SINK, DISHWASHER, RELOCATED WATER DISPENSER, AND LAUNDRY HOOKUPS.
2. PROVIDE SHUTOFF VALVES AT ALL NEW FIXTURES.
3. INSULATE EXPOSED PIPING AT ADA SINK LOCATIONS.

WINDOW TREATMENTS

1. SUBMIT PRODUCT DATA, SAMPLES, MOUNTING DETAILS, AND OPERABILITY INFORMATION.
2. TREATMENTS SHALL COMPLY WITH ADA AND 521 CMR REACH RANGES AND OPERABILITY REQUIREMENTS.
3. FINAL SELECTION BY LSA BOM/ HAHT TEAM.

SUBMITTAL NOTES

1. **FLOORING:** THREE (3) LVP OPTIONS; LOWVOC ADHESIVE DOCUMENTATION.
2. **PAINT:** PRODUCT DATA, COLOR SAMPLES, VOC COMPLIANCE.
3. **WINDOW TREATMENTS:** PRODUCT DATA, SAMPLES, OPERABILITY DOCUMENTATION.
4. **CABINET & DOOR HARDWARE:** PRODUCT DATA, SAMPLES, FINISH SCHEDULES; ADA COMPLIANCE.
5. **DOORS:** TYPES, MATERIALS, FIRE RATINGS, HARDWARE COORDINATION.
6. **APPLIANCES:** ADA COMPLIANCE AND ENERGY STAR CERTIFICATION (WHEN AVAILABLE).

SPECIFICATIONS

DIVISION 01 – SUBMITTALS

01 33 00 – SUBMITTAL PROCEDURES

01.1 GENERAL REQUIREMENTS

All submittals shall be coordinated and submitted by the Contractor for review and approval by the LSA BOM Team prior to procurement, fabrication, or installation. Submittals shall demonstrate compliance with all applicable codes and standards including ADA Standards for Accessible Design, 521 CMR – Massachusetts Architectural Access Board Regulations, 780 CMR – Massachusetts State Building Code, ANSI A117.1, and manufacturer requirements, as applicable. No materials shall be ordered or installed without written approval.

01.2 CONTENT OF SUBMITTALS

Submittals shall include manufacturer product data, samples, dimensions, installation requirements, and performance characteristics affecting accessibility, clearances, reach ranges, and operable parts. Where applicable, documentation shall clearly indicate compliance with 521 CMR requirements for stable, firm, and slip-resistant surfaces, allowable changes in level, clear floor space, reach ranges, and one-hand operability with maximum 5 lbf operating force.

01.3 FINISH AND MATERIAL SAMPLES

Upon award of the Contract, the Contractor shall submit the following samples for review and approval by the LSA BOM/HAHT Team:

- Three (3) distinct samples of proposed flooring materials (LVP), showing manufacturer, color, and finish
- Three (3) samples of proposed countertop materials, including color and finish
- Three (3) samples of cabinet door faces and finishes
- Three (3) samples of proposed window treatment materials and finishes

All samples shall be submitted prior to procurement and shall be of sufficient size to demonstrate color, texture, and finish. Manufacturer product data shall accompany each sample.

Final selection of all finishes and materials shall be made solely by the LSA BOM/HAHT Team.

01.4 ACCESSIBLE APPLIANCE SUBMITTALS

For all appliances required to be ADA-compliant, the Contractor shall submit manufacturer cut sheets demonstrating compliance with 521 CMR and ADA including, but not limited to: operable parts within 15"–48" AFF reach ranges, one-hand operation without tight grasping, pinching, or twisting, maximum 5 lbf operating force, and required 30" x 48" clear floor space. Appliances shall be residential-rated unless otherwise indicated and shall not be NSF or commercial-rated unless explicitly specified. Final appliance selection is subject to LSA BOM Team approval.

01.5 REVIEW AND APPROVAL

Review of submittals is for conformance with design intent and accessibility requirements only and does not relieve the Contractor of responsibility for code compliance, coordination, or proper installation. All substitutions shall be clearly identified and are subject to written approval by the LSA BOM Team.

01.6 WINDOW TREATMENT SUBMITTALS

The Contractor shall submit manufacturer product data, samples, dimensions, mounting details, and operational requirements for all window treatments. Window treatments shall be horizontal shades, 1" min. Products shall be light-blocking or room-darkening, as scheduled or directed.

All window treatments shall be ADA compliant and demonstrate compliance with applicable accessibility requirements, including safe operation, reach ranges, operating force, one-hand operability, and required clear floor space in accordance with 521 CMR and ADA Standards. Window treatments shall comply with CPSC Safety Standard 16 CFR Part 1234, and shall be cordless or provided with inaccessible cords to eliminate entanglement hazards.

Where manual or motorized operation is provided, submittals shall clearly indicate operating method and performance criteria. Final selection of window treatments shall be made by the LSA BOM Team.

01.7 CABINET AND DOOR HARDWARE SUBMITTALS

The Contractor shall submit manufacturer product data, samples, and finish schedules for all cabinet and door hardware, including handles, knobs, pulls, locks, hinges, and closers. Submittals shall demonstrate compliance with 521 CMR and ADA Standards, including operable parts within 15"–48" AFF reach range, one-hand operation without tight grasping, pinching, or twisting, and maximum 5 lbf operating force. Hardware shall be coordinated with door and cabinet materials, finishes, and function. Final selection of hardware shall be made by the LSA BOM Team.

01.8 DOOR SUBMITTALS

The Contractor shall submit complete documentation for all doors, including door types, materials, dimensions, fire ratings, finish, and hardware coordination. Submittals shall indicate compliance with applicable codes and accessibility requirements, including clear width, maneuvering clearances, thresholds, and operable hardware within required reach ranges per 521 CMR and ADA Standards. Final door selection and configuration shall be approved by the LSA BOM Team.

01.10 ACCESSIBLE PLUMBING FIXTURES AND APPLIANCES

01.10.1 ADA PLUMBING FIXTURES

The Contractor shall submit manufacturer product data, cut sheets, and installation requirements for all plumbing fixtures required to be ADA-compliant, including but not limited to: sinks & faucets. Submittals shall demonstrate compliance with 521 CMR and ADA Standards, including:

Clear floor space for approach, forward, or side access
Proper mounting heights and reach ranges(operable parts within 15"–48" AFF)
One-hand operability without tight grasping, pinching, or twisting, Maximum 5 lb operating force

01.10.2 WASHER AND DRYER

Contractor shall provide all plumbing, electrical, venting, and related work required to accommodate four (4) free-standing washers, four (4) free-standing dryers, and two (2) stackable washer/dryer units. Washer and dryer appliances are owner-furnished and not included in the contractor's bid

01.10.3 MICROWAVE AND OVEN

The Contractor shall submit manufacturer cut sheets and installation requirements for all microwaves and ovens. Submittals shall demonstrate compliance with ADA and 521 CMR requirements, including:

Operable parts (buttons, handles, dials) within 15"–48" AFF reach range
One-hand operation with maximum 5 lbf operating force
Required 30" x 48" clear floor space in front of appliance
Residential-rated unless otherwise indicated

01.10.4 REVIEW AND APPROVAL

All submittals for plumbing fixtures and appliances are subject to review for conformance with design intent and accessibility requirements. Final selection and installation are subject to written approval by the LSA BOM Team. Substitutions or modifications that affect accessibility must be reviewed and approved in writing.

01.9 GENERAL NOTES – ADA COMPLIANCE

1. Accessibility Compliance
All work shall comply with the Americans with Disabilities Act (ADA) Standards for Accessible Design, 521 CMR – Massachusetts Architectural Access Board Regulations, 780 CMR – Massachusetts State Building Code, ANSI A117.1, and all other applicable federal, state, and local accessibility requirements.

2. Coordination of Accessible Elements
All accessible features, including doorways, ramps, clearances, controls, and fixtures, shall be coordinated with architectural, structural, mechanical, and electrical elements to ensure full compliance. Conflicts shall be resolved prior to construction.

3. Clear Floor Space & Reach Ranges
Provide required clear floor space for maneuvering at all accessible elements. Operable parts, including switches, handles, and controls, shall be within 15"–48" AFF reach range, operable with one hand, without tight grasping, pinching, or twisting, and require no more than 5 lbf operating force unless otherwise approved.

4. Accessible Routes
Maintain continuous, stable, firm, and slip-resistant accessible routes throughout the project site, including paths, corridors, doorways, ramps, and landings. Changes in level shall comply with maximum slope and rise limits specified in 521 CMR and ADA Standards.

5. Signage and Wayfinding
Not in scope

6. Accessible Hardware and Appliances
All doors, cabinets, drawers, appliances, and equipment shall meet ADA operability requirements. Hardware selection shall be coordinated for ease of use, and appliances shall be residential-rated unless otherwise specified.

7. Verification and Inspections
Contractor shall verify all accessible elements in the field prior to installation. Inspections by the LSA BOM Team or designated accessibility consultant may be required to ensure compliance.

8. Documentation
Provide all required submittals, cut sheets, samples, and certifications demonstrating compliance with ADA and 521 CMR. No materials, equipment, or finishes shall be ordered or installed without written approval from the LSA BOM Team.

9. Modifications and Substitutions
Any proposed substitutions or modifications that affect accessibility must be reviewed and approved in writing by the LSA BOM Team. Substitutions that do not comply with ADA or 521 CMR will be rejected.

09 90 00 – PAINTING

NOTE: Final paint colors and finishes shall be selected by the HAHT Team. Contractor shall allow adequate time for review and approval and shall not order or apply paint materials without written authorization.

PART 1 – GENERAL

1.1 Scope
Provide complete interior painting systems, including all surface preparation, primers, finish coats, labor, materials, and accessories necessary for a complete and finished installation.

1.2 References
Perform work in accordance with the latest applicable standards of ASTM and MPI (Master Painters Institute).

1.3 Submittals
Manufacturer product data sheets for all specified coatings and primers
Color schedules and finish samples for review and approval
Documentation verifying compliance with applicable VOC and environmental regulations

1.4 Quality Assurance
Paint manufacturer shall have a minimum of ten (10) years of experience producing commercial-grade coating systems
Color schedules and finish samples for review and approval
Applicator shall be experienced in comparable commercial projects and certified or approved by the paint manufacturer

PART 2 – PRODUCTS

2.1 Manufacturers (Basis of Design)
Sherwin-Williams, Benjamin Moore, or approved equal.

2.2 Materials
Primers: Manufacturer-recommended for substrate
Interior Paint: Low-VOC acrylic latex

2.3 Finish Schedule (Typical)
Gypsum Board Walls: Eggshell or Satin
High-Traffic Corridors: Semi-gloss
Ceilings: Flat
Doors & Trim: Semi-gloss or Gloss
Mechanical / Service Areas: Industrial-grade coating

PART 3 – EXECUTION

Prepare surfaces per MPI standards
Apply minimum two finish coats
Protect adjacent surfaces

09 60 00 – FLOORING (LVP)
PART 1 – GENERAL

1.1 Design Intent / Substitution Review
Contractor shall submit three (3) LVP flooring options for review and approval by the LSA BOM Team prior to procurement. Submittals shall demonstrate compliance with specified performance criteria, aesthetic intent, and budget parameters. No material shall be ordered or installed without written approval. 1.1 Scope Provide complete flooring systems including underlayment, accessories, and transitions.

PART 2 – PRODUCTS

2.1 Resilient Flooring (LVP)
Thickness: Minimum 3–5 mm
Wear Layer: Minimum 20 mil (commercial)
Slip Resistance: ASTM D2047 compliant
Adhesive: Low-VOC

PART 3 – EXECUTION
Verify substrates are level and dry
Install per manufacturer instructions
Provide transitions at dissimilar materials

12 36 00 – COUNTERTOPS
PART 1 – GENERAL

Provide fabricated and installed countertops with integrated backsplash where indicated.

PART 2 – PRODUCTS

2.1 Quartz
Thickness: 3 cm
Edge Profile: Eased or square
Performance: Non-porous, stain resistant

PART 3 – EXECUTION

Field verify dimensions
Provide supports at overhangs exceeding 12"

12 32 00 – MANUFACTURED CASEWORK / CABINET CONSTRUCTION
PART 1 – GENERAL

Provide factory-fabricated commercial-grade cabinetry.

PART 2 – PRODUCTS

2.1 Cabinet Construction
Carcass: 3/4" plywood, formaldehyde-free
Back Panels: 1/2" minimum, captured
Joinery: Dado or dowel construction

2.2 Doors & Drawer Fronts
Material: MDF with laminate or veneer, or solid wood where indicated
Finish: Catalyzed lacquer or laminate

2.3 Hardware
Hinges: Concealed, soft-close, 110° minimum
Drawer Slides: Full-extension, soft-close, 100 lb rating
Pulls: Stainless steel

2.4 Interior Accessories
Adjustable shelves with metal pins
Moisture-resistant toe kicks

PART 3 – EXECUTION

Install plumb and level. Secure to blocking and wall framing

11 40 00 – COMMERCIAL APPLIANCES
PART 1 – GENERAL

Provide residential appliances coordinated with electrical and plumbing systems. All appliances to be GE Profile or similar with approval in stainless steel or black

PART 2 – PRODUCTS

2.1 Refrigeration
Side by side refrigerator and freezer

2.2 Cooking Equipment
Induction or electric preferred unless otherwise noted
NSF and UL listed

2.3 Dishwashers
Residential grade, low water consumption
Sound rating appropriate for open spaces

2.4 Ventilation Coordination
Coordinate with Division 23 for hoods and make-up air

PART 3 – EXECUTION
Install per manufacturer requirements
Provide testing and commissioning

26 50 00 – LED Lighting and Dimming

PART 1 – GENERAL
All lighting fixtures shall be LED and provided with dimming controls. Install per applicable codes and manufacturer requirements. Provide LED luminaires only. All fixtures shall be fully dimmable and compatible with the specified dimmers and drivers. Install, coordinate, and test lighting systems to ensure proper operation and smooth, flicker-free dimming.

CONSULTANTS

REVISIONS

#	DESCRIPTION	DATE
1	Revision 1	03/09/26
2	Revision 2	03/11/26

NOTES:

VERIFY ALL DIMENSIONS IN FIELD.

COMMON ROOM
RENOVATION

LINCOLN SCHOOL APARTMENTS
86 Central St. Hingham, MA 02043

ISSUED FOR
CONSTRUCTION

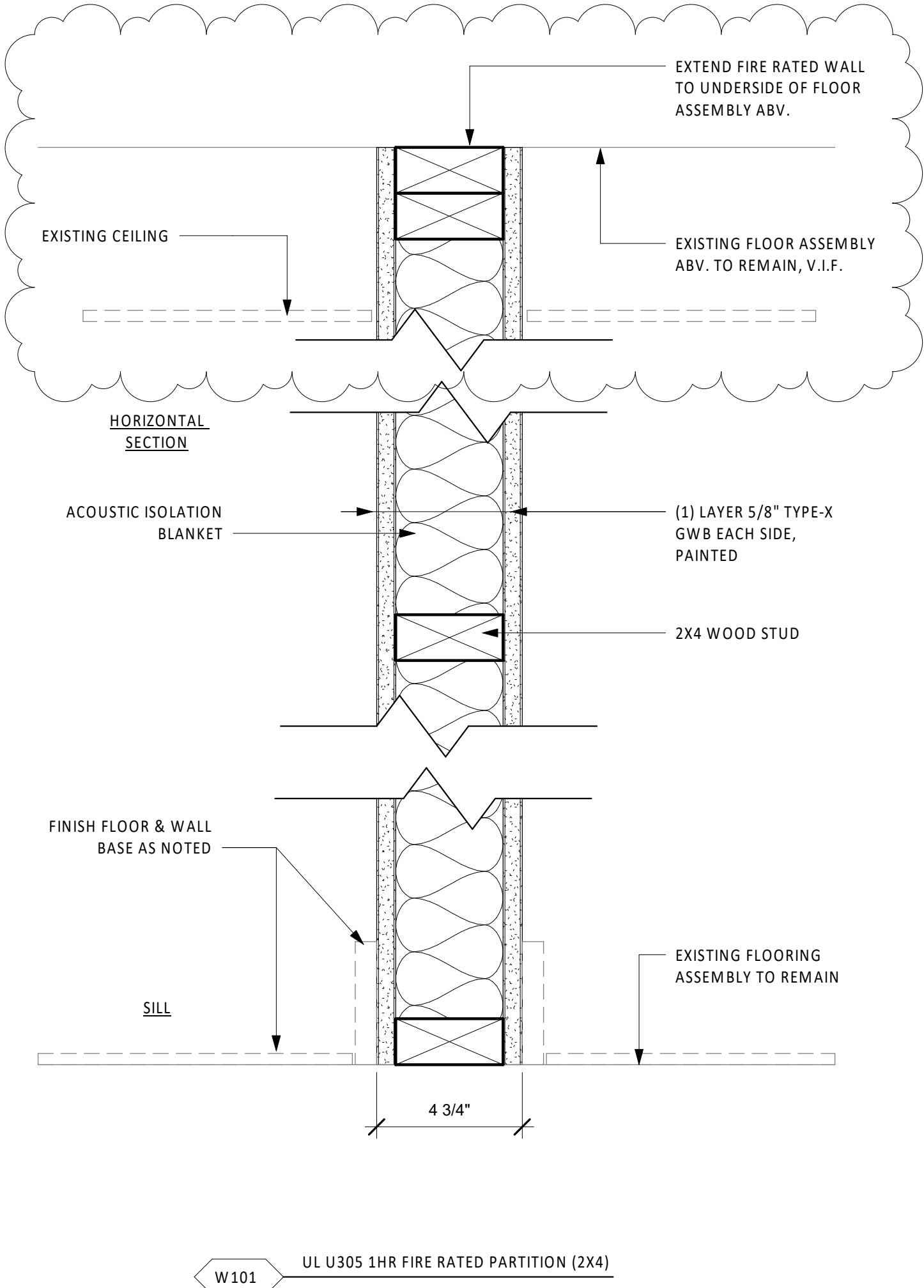
SPECIFICATIONS

PROJECT DATE: 02/10/2026

DRAWN BY: MPG

A1.0

SCALE: 1/4" = 1'-0"

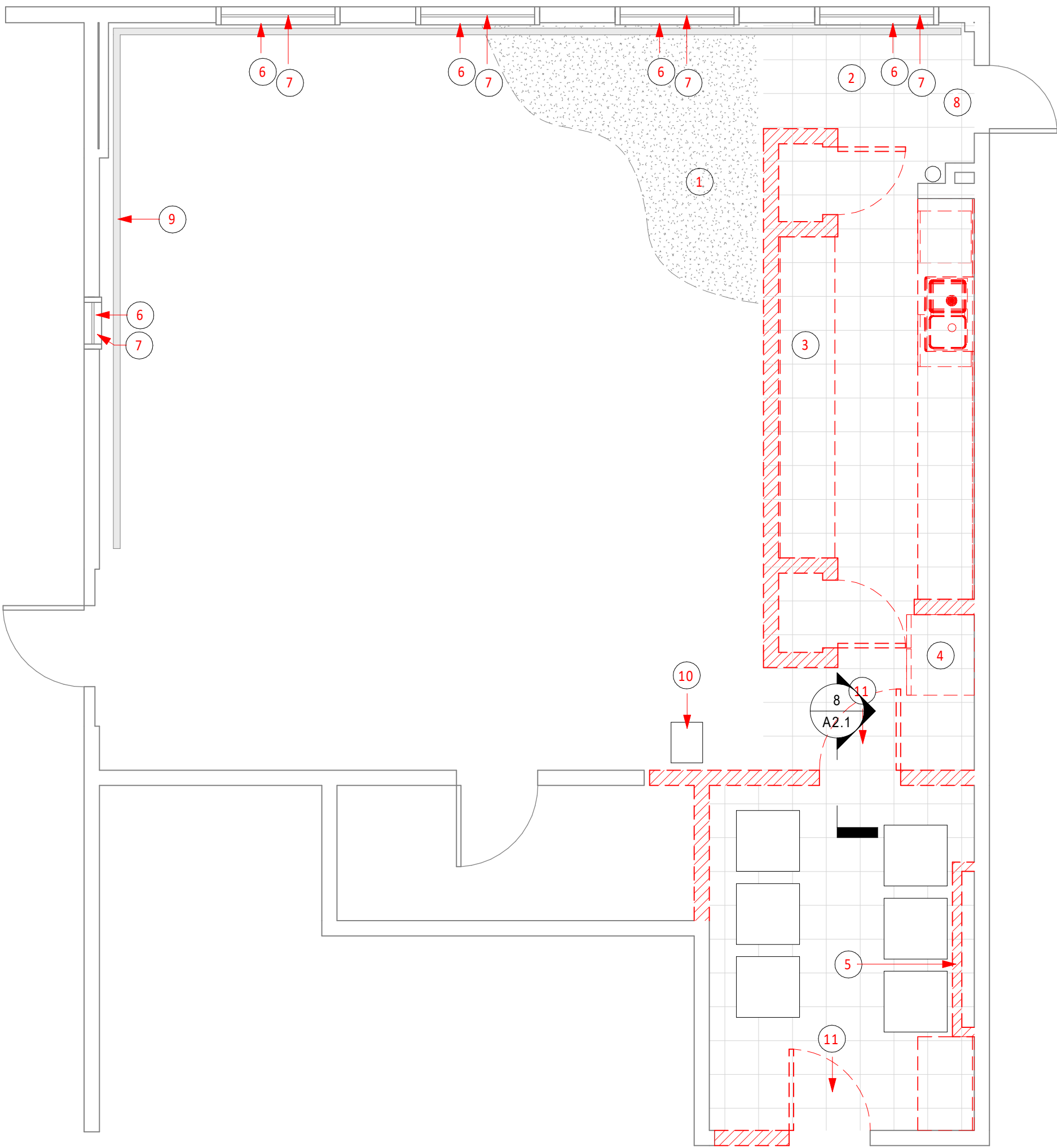
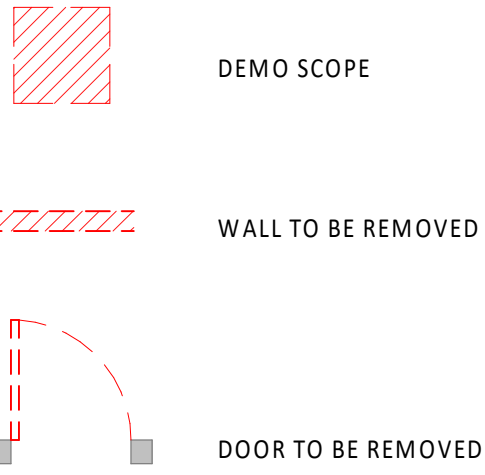


DEMOLITION REFLECTED CEILING PLAN NOTES:

1. MAINTAIN ACT GRID AND TILES, REPLACE INDIVIDUAL TILES AS NEEDED
2. ALL CEILING LIGHTING FIXTURES TO REMAIN
3. REMOVE AND PREP CEILING GRID FOR LAUNDRY ROOM EXPANSION
4. MAINTAIN VALANCE LIGHTING

DEMOLITION FLOOR PLAN NOTES:

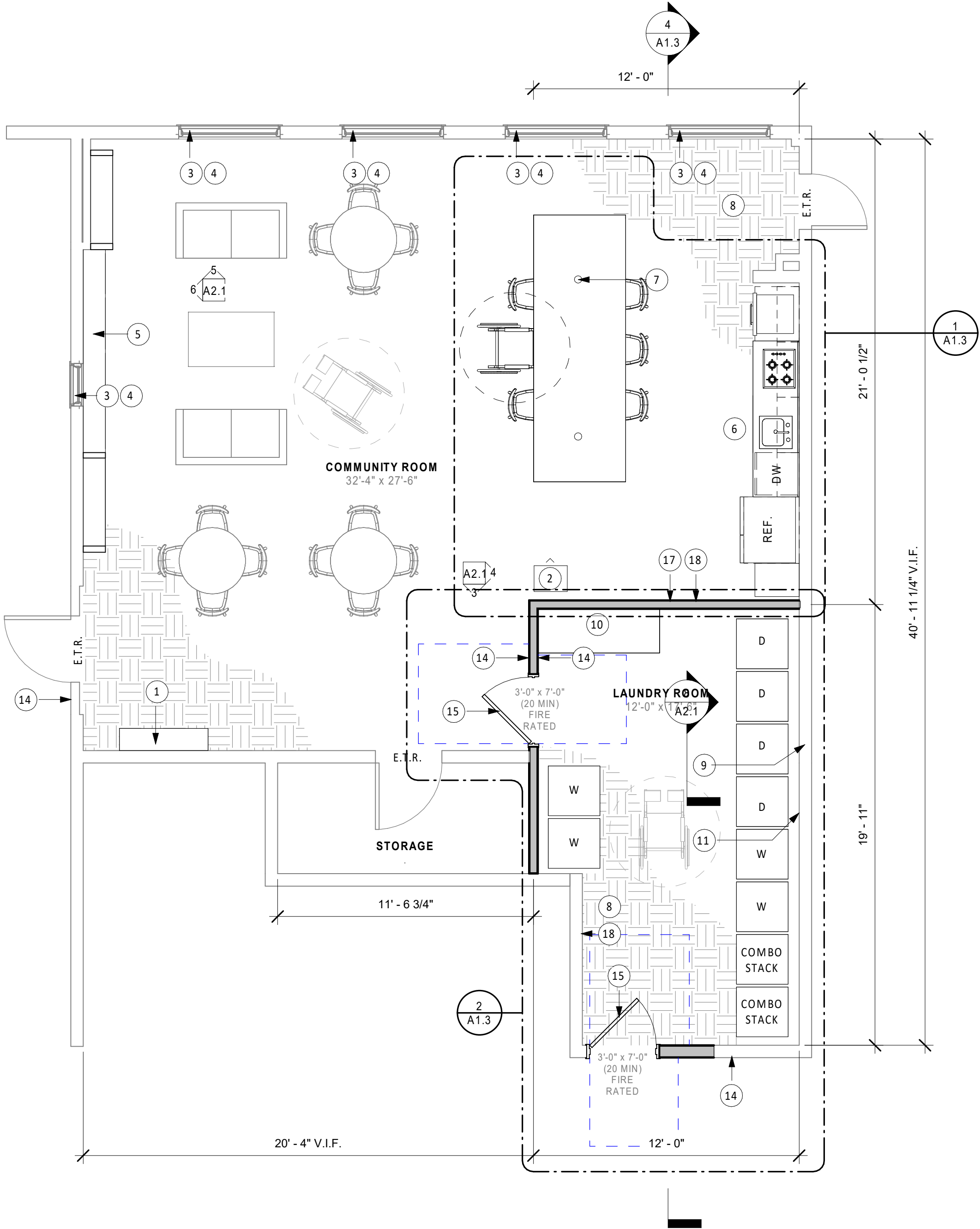
1. REMOVE CARPET FLOORING AND PREP FOR NEW FLOORING MATERIAL
2. REMOVE TILE FLOORING AND PREP FOR NEW FLOORING MATERIAL
3. REMOVE ALL CABINETRY
4. REMOVE ALL APPLIANCES
5. REMOVE MECHANICAL CABINET AND PREPARE TO RELOCATE PIPING AND VENTS
6. REMOVE ALL WINDOW COVERINGS AND SHADES (TYP. FOR ALL WINDOWS)
7. REMOVE ALL TILED SILL AND PREP FOR NEW MATERIAL (TYP. FOR ALL WINDOWS)
8. MAINTAIN EXIT SIGNS, FIRE ALARMS, SMOKE DETECTORS, FIRE EXTINGUISHER, ETC.
9. MAINTAIN RADIATOR THROUGHOUT DEMOLITION AND PAINT
10. REMOVE AND RELOCATE FREESTANDING HARD PIPED WATER DISPENSER
11. REMOVE DOORS, STORE DURING CONSTRUCTION, AND PREPARE FOR REINSTALLATION



① 01 DEMO FIRST FLOOR
1/4" = 1'-0"

FLOOR PLAN NOTES:

1. PROVIDE AN ENTRY COAT DROP WITH SHELF AND HOOKS
2. RELOCATED HARD PIPED WATER DISPENSER, PROVIDE NEW ELECTRIC AND PLUMBING AS REQUIRED
3. PROVIDE NEW SHADES (TYP. FOR ALL WINDOWS, REFER TO SPECIFICATIONS)
4. PROVIDE NEW PAINTED WOODEN WINDOW SILL (TYP. FOR ALL WINDOWS)
5. PROVIDE CUSTOM MILLWORK FOR ENTERTAINMENT AREA (TO BE INCLUDED AS AN ADD ALT. IN BIDS)
6. ALL APPLIANCES PROVIDED IN KITCHEN ARE FOR LIGHT FOOD PREPARATION ONLY. NO COMMERCIAL FOOD SERVICE. APPLIANCE COMPLIES WITH ADA AND 521 CMR REACH AND OPERABLE PART REQUIREMENTS.
7. PROVIDE TWO POP UP POWER OUTLETS
8. PROVIDE NEW LVP FLOORING THROUGHOUT
9. NEW PLUMBING AND VENTING TO BE RUN INSIDE WALL
10. PROVIDE ADA COMPLIANT FOLDING TABLE, TO BE INCLUDED IN THE MILLWORK/ CABINETRY PACKAGE, MATCH KITCHEN FINISHES.
11. PATCH AND PAINT AS REQUIRED
12. CONTRACTOR IS RESPONSIBLE FOR ALL ELECTRICAL AND PLUMBING WORK REQUIRED TO ACCOMMODATE THE NEW FIXTURES AND EQUIPMENT INDICATED ON THE DRAWINGS. THIS INCLUDE, BUT IS NOT LIMITED TO, PROVIDING NEW CIRCUITS, WIRING, SWITCHING. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND INCLUDE ALL REQUIRED WORK IN THEIR BID.
13. FURNITURE SHOWN FOR SCALE, NOT INCLUDED IN SCOPE
14. REQUIRED ADA SIGNAGE WILL BE IMPLEMENTED IN FUTURE PHASE WORK, NOT IN SCOPE
15. TWO NEW ADA COMPLIANT FIRE RATED DOORS (20 MIN.) EQUIPPED WITH LEVERSET
16. INCLUDE A MIN. 4" GAP TO ACCOMMODATE A FILLER STRIP TO ALLOW REFRIGERATOR DOORS TO OPEN. VERIFY WITH FINAL APPLIANCE SELECTION
17. ALL NEW WALLS TO EXTEND TO THE UNDER SIDE OF DECK ABOVE
18. NEW RUBBER WALL BASE TO BE REPLACED THROUGHOUT ALL AREAS WITHIN PROJECT SCOPE.



② 01 FIRST FLOOR
1/4" = 1'-0"

CONSULTANTS

REVISIONS

#	DESCRIPTION	DATE
1	Revision 1	03/09/26

NOTES:

VERIFY ALL DIMENSIONS IN FIELD.

COMMON ROOM
RENOVATION

LINCOLN SCHOOL APARTMENTS
86 Central St. Hingham, MA 02043

ISSUED FOR
CONSTRUCTION

FLOOR PLANS

PROJECT DATE: 02/10/2026

DRAWN BY: MPG

A1.1

SCALE: As indicated

CONSULTANTS

REVISIONS		
#	DESCRIPTION	DATE
2	Revision 2	03/11/26

NOTES:
VERIFY ALL DIMENSIONS IN FIELD.

COMMON ROOM
RENOVATION

LINCOLN SCHOOL APARTMENTS
86 Central St. Hingham, MA 02043

ISSUED FOR
CONSTRUCTION

CEILING PLANS

PROJECT DATE: 02/10/2026

DRAWN BY: MPG

A1.2

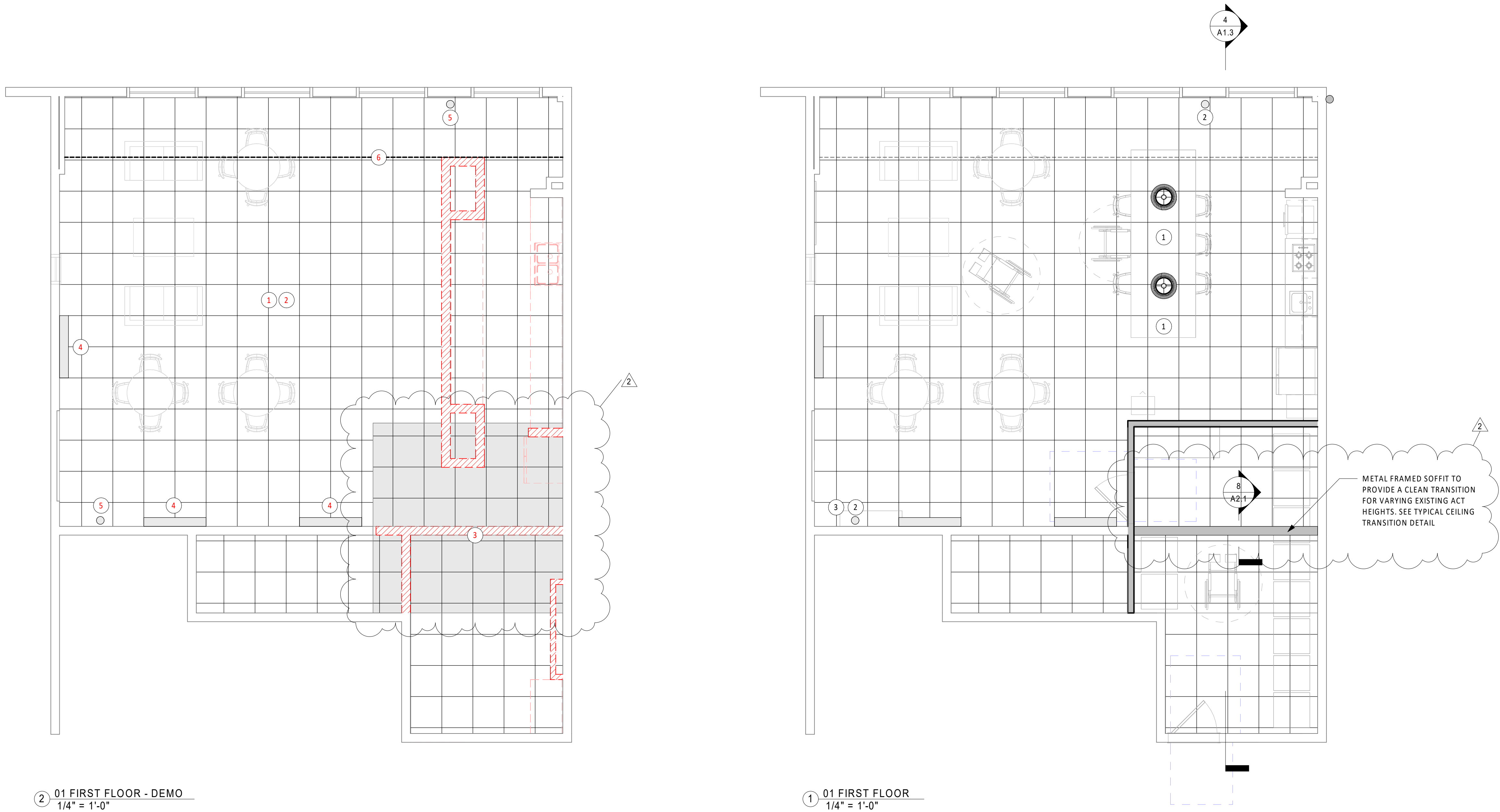
SCALE: 1/4" = 1'-0"

DEMOLITION REFLECTED CEILING PLAN NOTES:

1. MAINTAIN ACT GRID AND TILES, REPLACE INDIVIDUAL TILES AS NEEDED
2. ALL CEILING LIGHTING FIXTURES TO REMAIN
3. MAINTAIN AND PATCH EXISTING ACT CEILING FOR LAUNDRY ROOM EXPANSION AND USE TRANSITION MOLDING WHERE REQUIRED.
4. MAINTAIN VALANCE LIGHTING
5. MAINTAIN LOCATION OF SCONCES AND REPLACE WITH NEW FIXTURE
6. EXISTING SLOPED CEILING TO REMAIN

CEILING PLAN NOTES:

1. NEW PENDANTS OVER PROPOSED KITCHEN ISLAND
2. REPLACE SCONCES WITH NEW FIXTURES
3. PUT ALL LIGHTS ON DIMMERS
4. CONTRACTOR SHALL INSTALL LED WALL SCONCES AND LED WALL PENDANT FIXTURES. CONTRACTOR SHALL VERIFY ALL COMPATIBILITY WITH EXISTING WIRING, PROVIDE DIMMABLE LED DRIVERS WHERE APPLICABLE, AND ENSURE INSTALLATION MEETS CURRENT ELECTRICAL CODE.



CONSULTANTS

REVISIONS		
#	DESCRIPTION	DATE
1	Revision 1	03/09/26
2	Revision 2	03/11/26

NOTES:
VERIFY ALL DIMENSIONS IN FIELD.

COMMON ROOM
RENOVATION

LINCOLN SCHOOL APARTMENTS
86 Central St. Hingham, MA 02043

ISSUED FOR
CONSTRUCTION

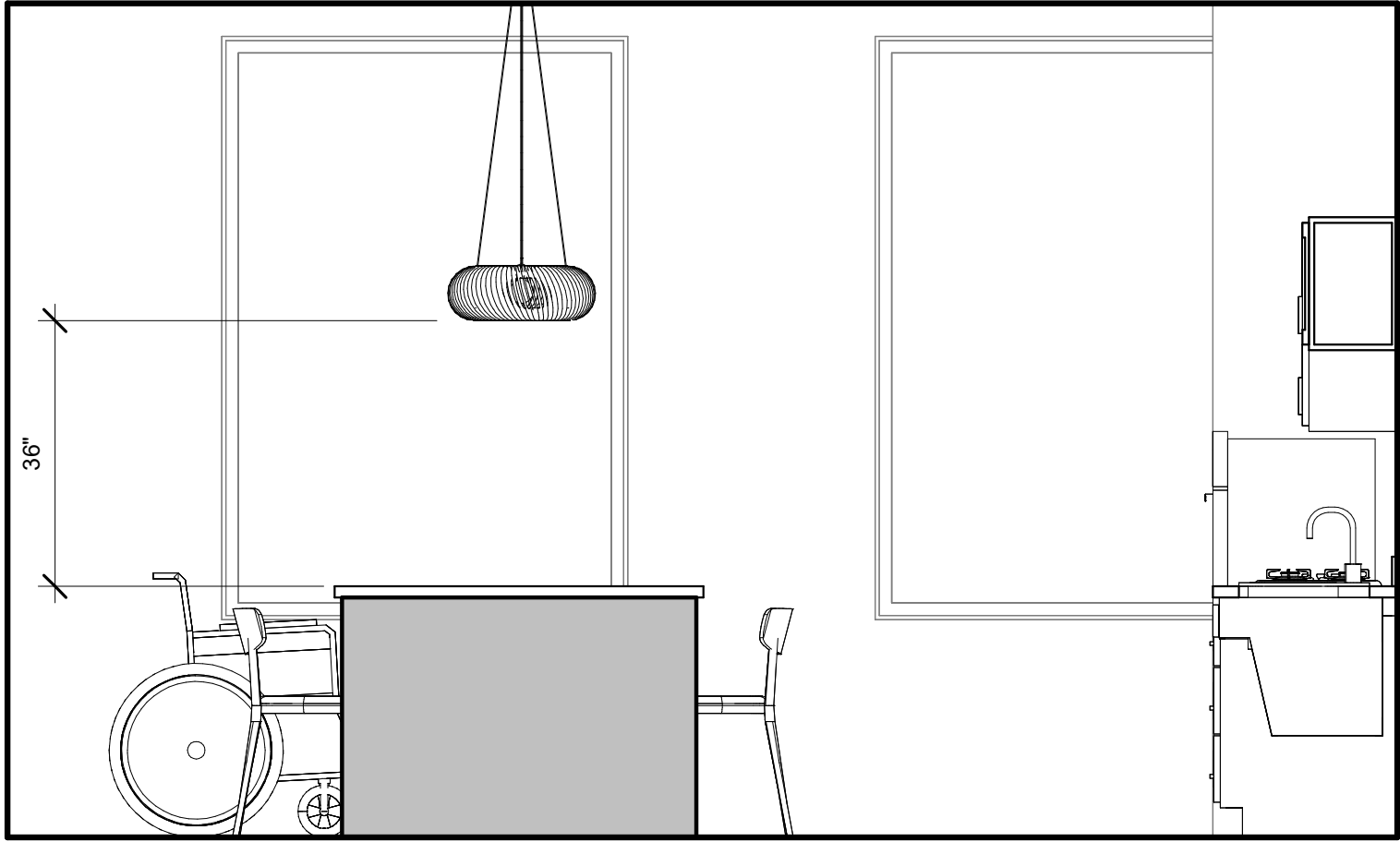
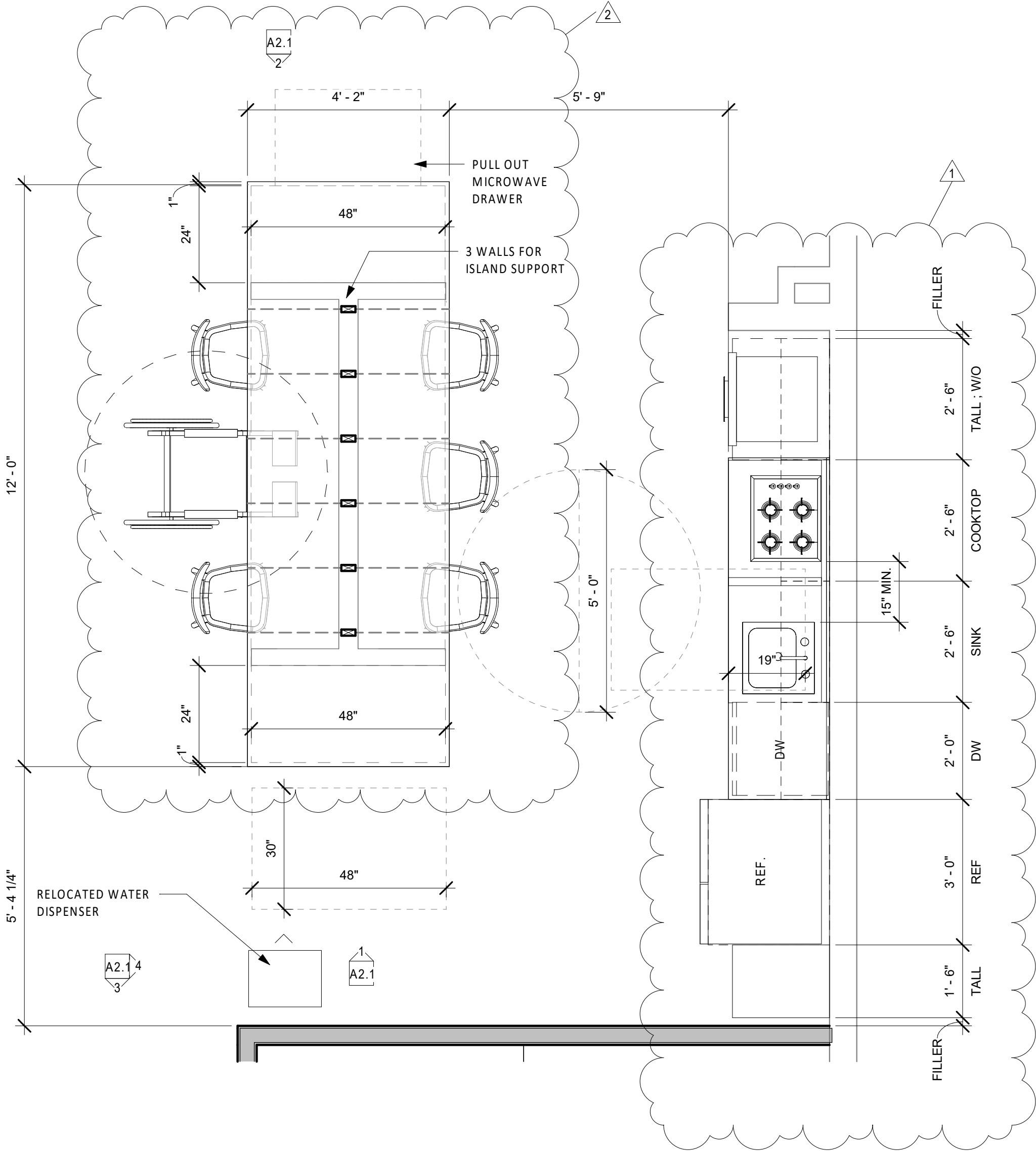
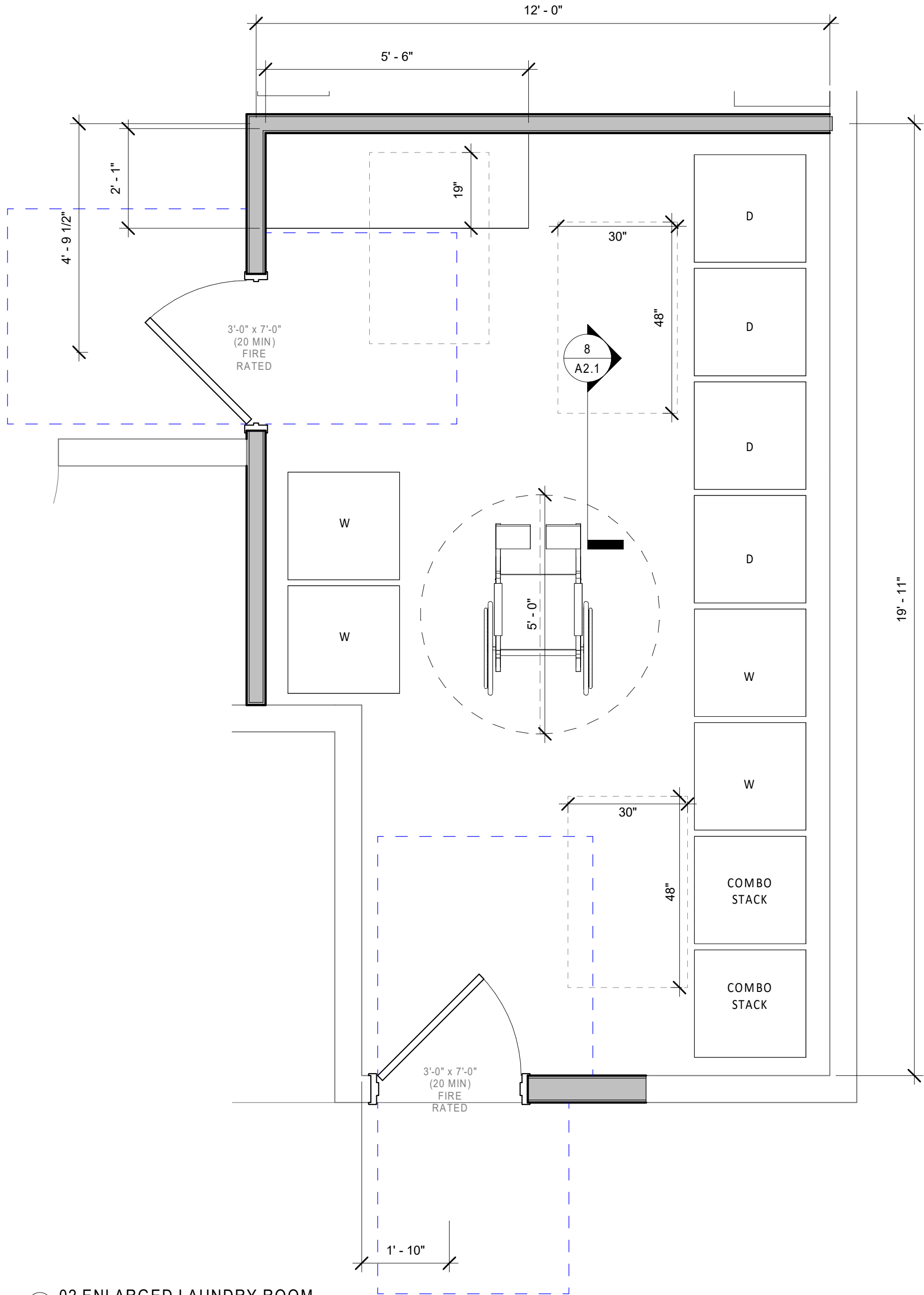
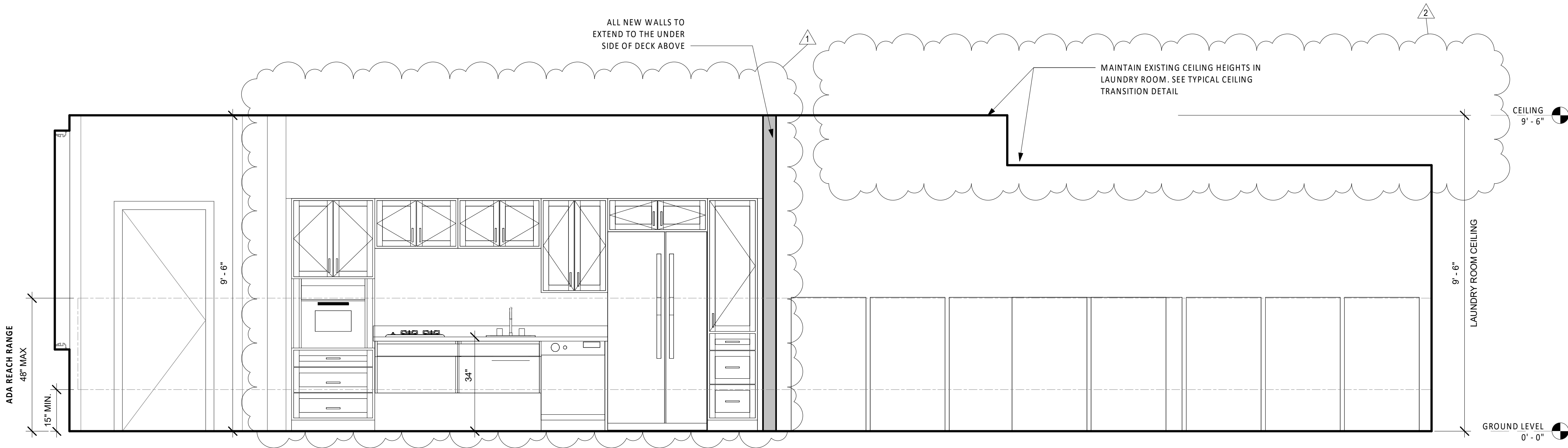
ENLARGED PLAN &
DETAILS

PROJECT DATE: 02/10/2026

DRAWN BY: MPG

A1.3

SCALE: 1/2" = 1'-0"



CONSULTANTS

#	DESCRIPTION	DATE
1	Revision 1	03/09/26
2	Revision 2	03/11/26

NOTES:
VERIFY ALL DIMENSIONS IN FIELD.

COMMON ROOM
RENOVATION

LINCOLN SCHOOL APARTMENTS
86 Central St. Hingham, MA 02043

ISSUED FOR
CONSTRUCTION

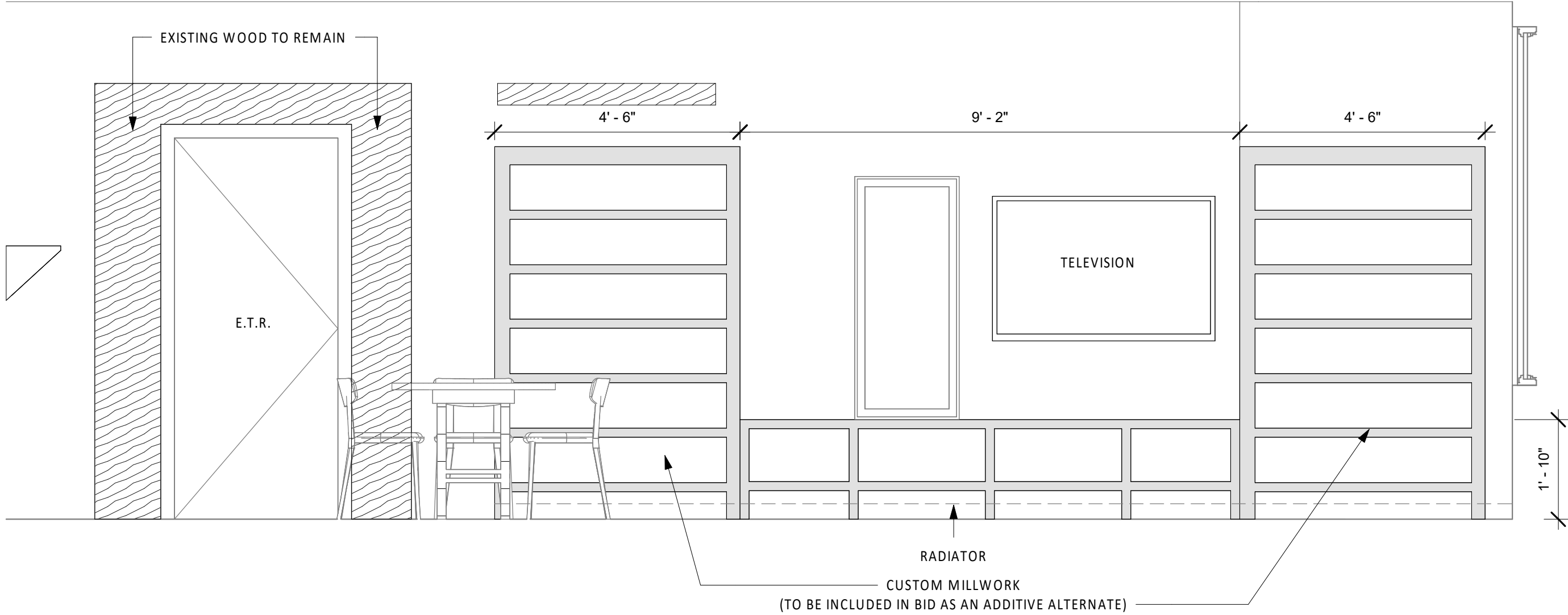
INTERIOR ELEVATIONS

PROJECT DATE: 02/10/2026

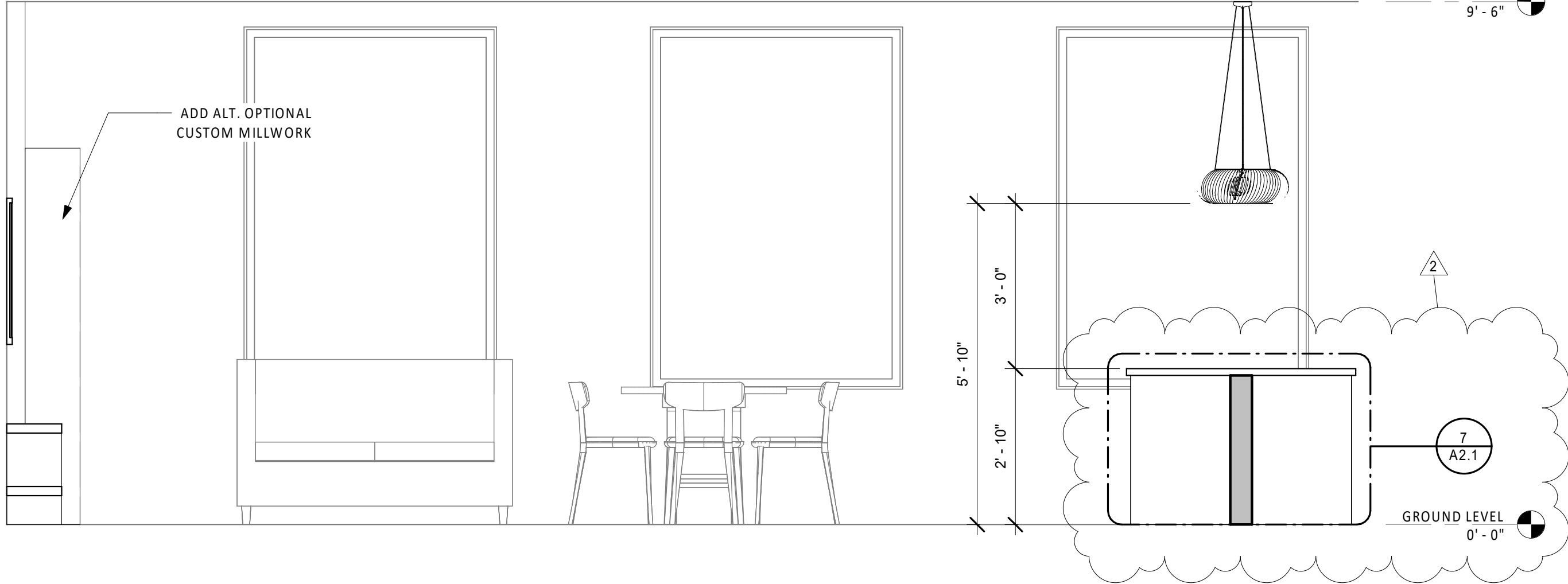
DRAWN BY: MPG

A2.1

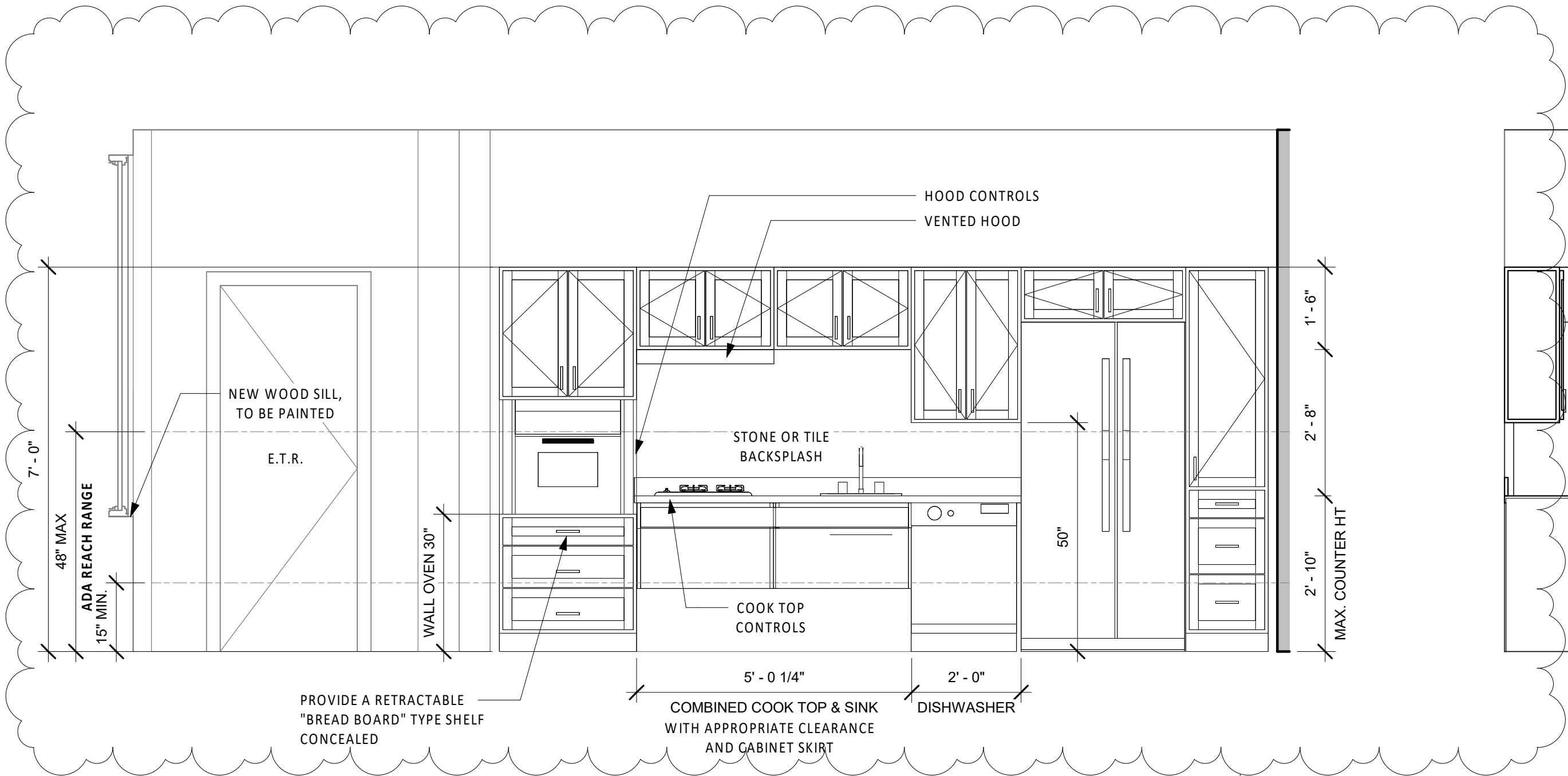
SCALE: As indicated



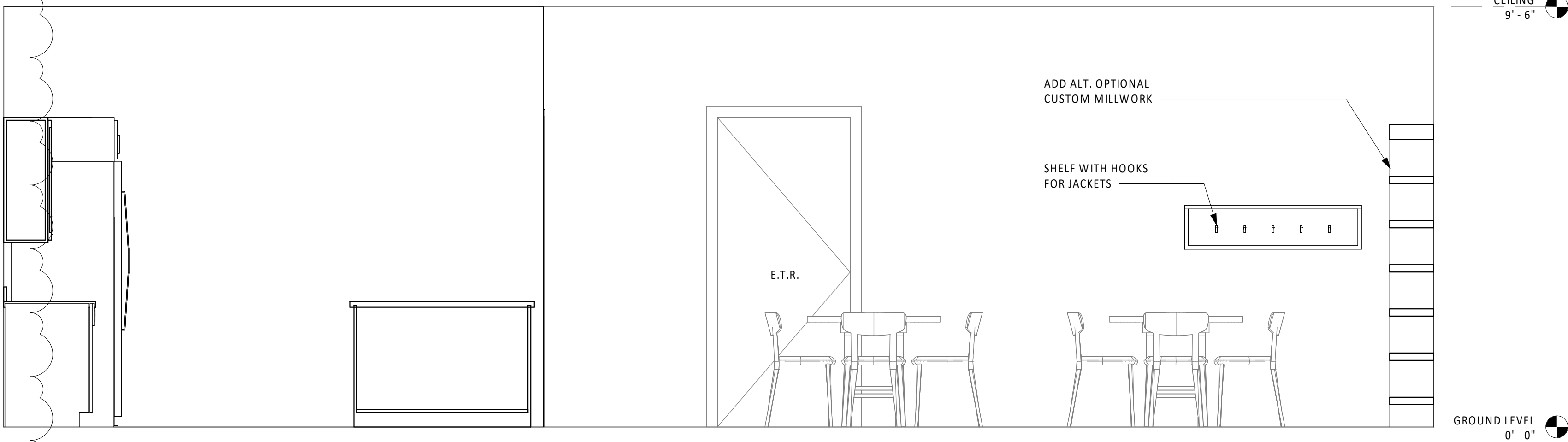
6 Elevation 6
1/2" = 1'-0"



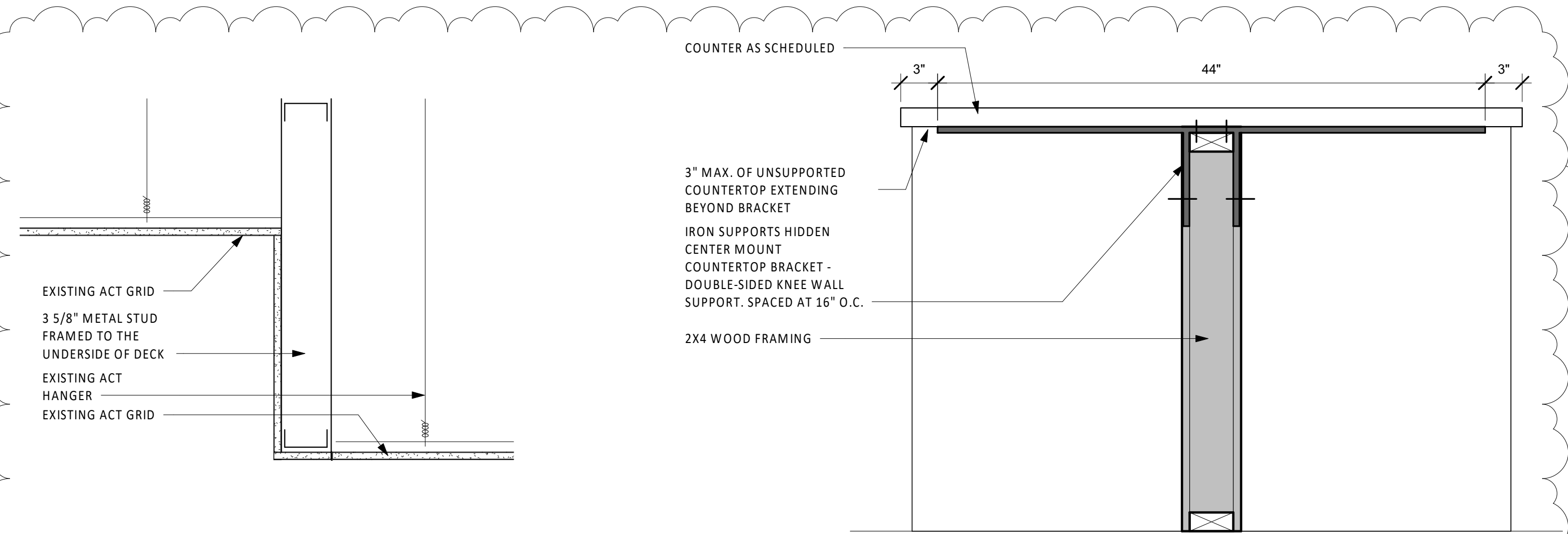
5 Elevation 5
1/2" = 1'-0"



4 Elevation 4
1/2" = 1'-0"

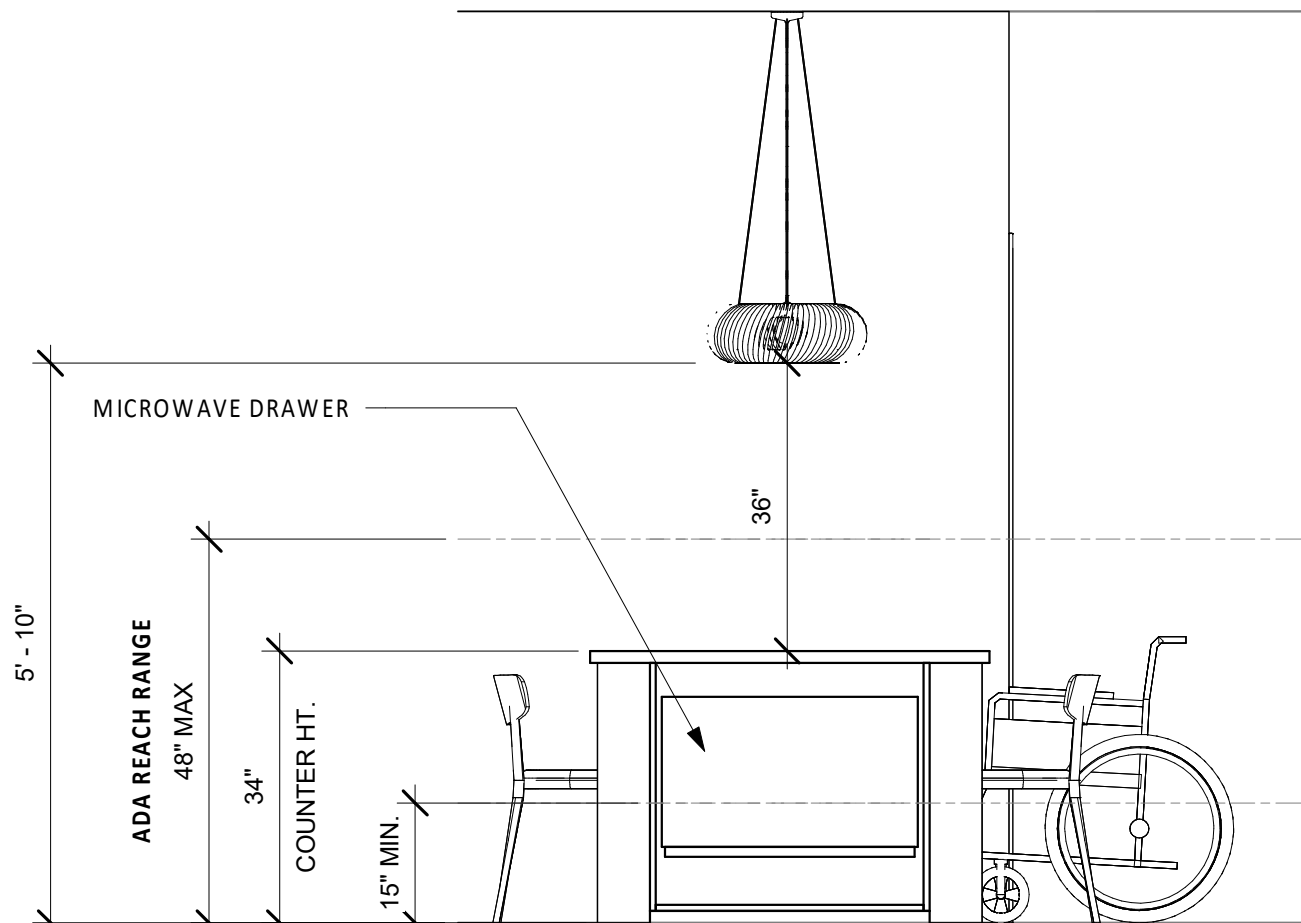


3 Elevation 3
1/2" = 1'-0"

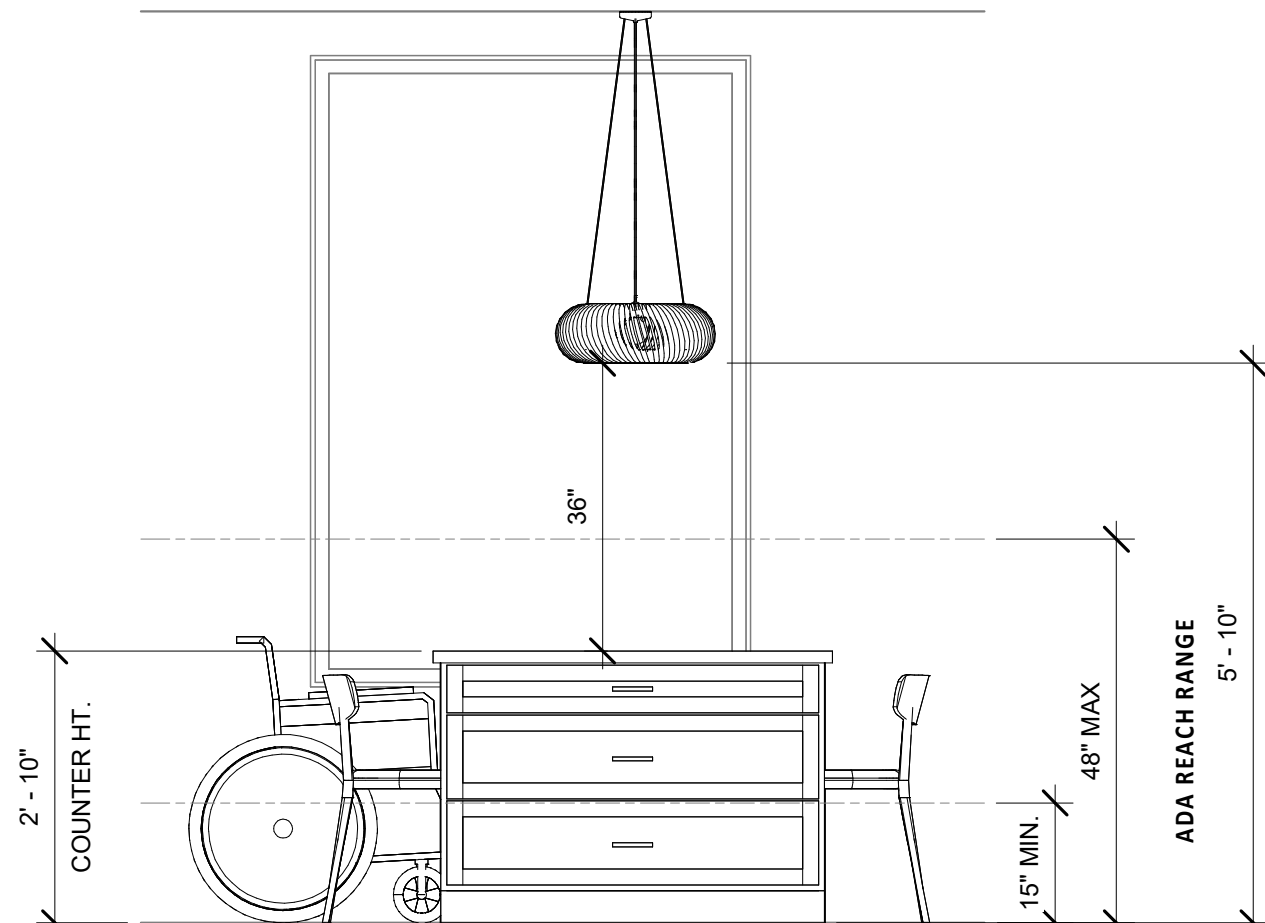


7 ISLAND SUPPORT DETAIL
1 1/2" = 1'-0"

8 TYPICAL CEILING TRANSITION DETAIL
1 1/2" = 1'-0"



2 ISLAND ELEVATION 2
1/2" = 1'-0"



1 ISLAND ELEVATION 1
1/2" = 1'-0"