



*Affordable housing for our neighbors,  
our friends, and our co-workers.*

**2022**  
**ANNUAL REPORT**

# HOUSING TRUST OF RUTLAND COUNTY



## MEET OUR STAFF



*The Right Move*

### LEADERSHIP

**Mary Cohen**  
*Executive Director*

**Erika Lamb**  
*Director of Finance*

**Bill Ackerman**  
*Director of Property & Asset Management*

### FINANCE

**Leslie Gorman**  
*Accounts Receivable*

**Stormy May**  
*Accounts Payable*

### MARKETING/ FUNDRAISING

**Penny Inglee**  
*Marketing, Fundraising & Public Relations Coordinator*

### PROJECT DEVELOPMENT

**Dan Caputo**  
*Project Development Coordinator*

### PROPERTY MANAGEMENT

**Nikitta Caveney**  
*Property Manager*

**Kathleen Dodge**  
*Compliance Administrator*

**Pam Favreau**  
*Resident Relations Coordinator*

**Danielle Hughes**  
*Resident Services Coordinator*

**Kate O'Hagen**  
*Leasing Agent*

**Melissa Webb**  
*Administrative Assistant/Reception*

### PROPERTY MAINTENANCE

**Eric Bradley**  
*Lead Maintenance Technician*

**Dawn Childs**  
*Maintenance Coordinator*

**Jay Carleton**  
*Maintenance Technician*

**Neal Clark**  
*Maintenance Technician*

**Tom Kearns**  
*Maintenance Technician*

### SASH (SUPPORTS & SERVICES AT HOME)

**Lisa McCarthy**  
*SASH Coordinator*

## EXECUTIVE DIRECTOR'S MESSAGE



Dear Friends,

The path to understanding affordable housing begins with informing the general public of just how important it is to the well-being of individuals, families, and communities.

People living in affordable housing are individuals and families, senior citizens, the disabled, people you see on your daily errands, at work, at play and around every corner. You may even be surprised to learn that those who live in affordable housing are people you interact with on a daily basis. They are your neighbors, your friends, your co-workers, and possibly even your employees.

Believing that everyone should be treated with the utmost respect and understanding—the staff and board of directors of HTRC have taken steps to ensure we focus on improving diversity, improving equity outcomes and ensuring inclusion in all that we do.

We have developed a Diversity, Equity and Inclusion Plan. We recognize this work will be ongoing and are committed to continuing our focus, and setting an example through our actions within the communities we serve.

Recognizing there may be barriers to becoming and remaining successfully housed, we have created a Residents Services Program with a dedicated Resident Services Coordinator. This program will connect residents to the resources and services (social, health, educational) needed to break down barriers. This type of supportive housing is key to ensuring residents have access to the resources they need and minimizing barriers that hinder everyday living. This program is partially funded by a Bowse Health Trust grant and is available to all current and new residents at no cost.

A thriving non-profit housing sector is at the root of ensuring that our neighbors, friends and co-workers have access to a safe, affordable home, and we want to ensure it stays that way. Over the past year we have taken important steps to ensuring HTRC is ready to respond to the growing need for affordable housing. We have completed a collaborative process of creating a strategic plan, which we will use to inform our organizational planning and creation of new housing units in the next few years.

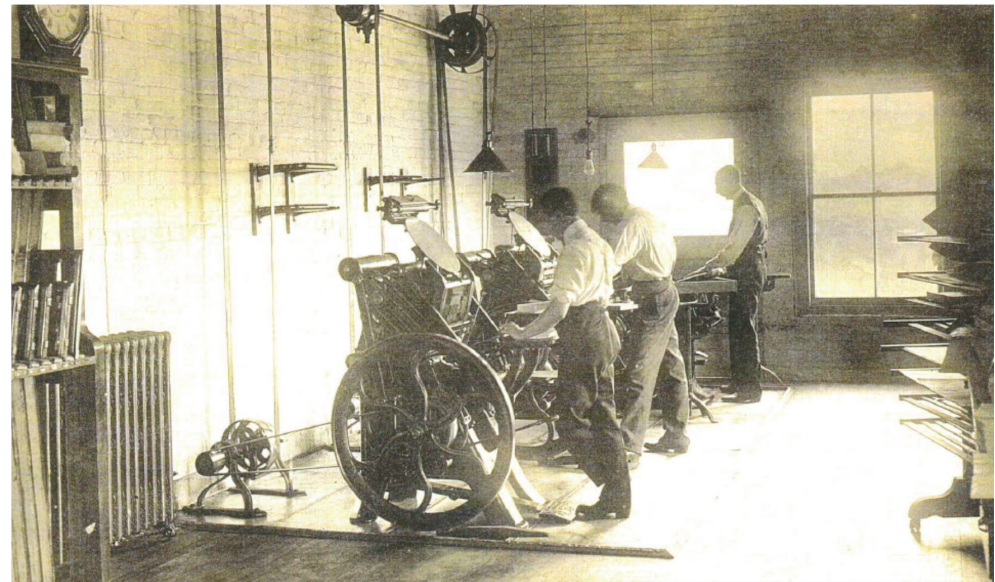
The staff and board of directors at HTRC are providing hope and opportunity to our residents, your neighbors, friends and co-workers.

Sincerely,

*Mary G. Cohen*

Executive Director

From housing printing presses and offices — to housing our most vulnerable.



# TUTTLE BLOCK

## AN IMPORTANT PIECE OF DOWNTOWN RUTLAND

**H**ousing Trust of Rutland County is well-known for rescuing and preserving a number of historic buildings and creatively transforming them into useful, attractive and affordable housing. Historic buildings that we have converted to housing include the Stanislaus School in West Rutland, the Watkins School, and the Immaculate Heart of Mary School in Rutland. The historic Tuttle Block in downtown Rutland joined the ranks when it was transformed from a printing company to affordable housing in 2006.

The Tuttle Family established Tuttle Printing Company in 1832 and finished building the Tuttle Block in 1865. The original building burned in a devastating fire in 1906, and the family rebuilt in the same location, reopening in 1910. The basement, first and mezzanine levels were used by the Tuttle Printing Company as a retail store. The executive offices were located on the second floor, and printing functions were housed on the third and fourth floors. When the printing company relocated to a more modern facility in the late 1900's, the upper floors remained vacant for many years, sadly falling into disrepair as a derelict building.

The building remained in the Tuttle Family until it

was acquired by Rutland County Community Land Trust (now Housing Trust of Rutland County (HTRC) in 2003. Construction and restoration began in 2004. Over time, the storefront and first floor interior spaces saw a number of changes to help “modernize” the appearance of the building. A significant number of architectural features dating from the 19th and 20th century that remained, but were no longer visible, were uncovered and restored. The project created three new retail spaces and thirteen affordable apartments.

HTRC began another renovation in 2022, adding energy efficiencies including heat pumps, foam insulation, lighting and new windows. All the improvements were designed to resemble a look befitting the time period of the lifespan of the building. As part of the renovation, three more new, affordable apartments were created in the space that was formerly occupied by HTRC Offices from 2006 through 2022.

The newest renovation is scheduled for completion in June 2023. Its new updated features will enable the Tuttle Block to continue providing a solid base for businesses and residents in Downtown Rutland well into the future.



— RESIDENT SPOTLIGHT —

# RESPECT

JOHN MARINO

*“The people at the Housing Trust respect me. Everybody is so nice.”*

When you meet John Marino for the first time, you immediately realize you’ve met a very special, gentle man with a reputation and a heart as big as the New York Yankees!

If you know John Marino, you know conversing about certain topics comes very easily to him, such as the Yankees, his daughter Gloria, or the status of the renovation of his home, the Tuttle Block on Center Street. All you have to do is get him started with one question.

When we sat down with John to ask if he’d allow us the honor of doing an article on him and his life at Tuttle Block, he was happy to indulge us. Thinking there was no time like the present, we simply asked, “So, what’s new John?” As if on cue and without a moment’s hesitation, he quickly presented a gorgeous, shiny blue and gold coin from his pocket, which he had securely tucked into a clear plastic protective sleeve. John said proudly “I’ve just received my 25 years clean & sober medallion! That’s kind of new and I’m really proud of that.” The folks within earshot in our office were deeply touched by John’s spontaneous announcement, and were about as proud as if he was a member of their own family sharing such good news.

Using just one word, John then summarized why he enjoys his home at Tuttle Block, “Respect.” When asked to elaborate, he continued, “The people here at the Housing Trust respect me. Everybody is so nice. The workers from VMS Construction that are doing the

work on my building all respect me. I like that. It means a lot to me.” He went on recounting stories about how helpful Construction Superintendent Dave Lewis was to him in countless situations when John needed a hand or a small favor. “Dave was always there for me. I sure do miss him. He was like family. He has definitely earned his place in heaven.” And we couldn’t agree more.

John recalled moving to Rutland 26 years ago from Albany, NY to have a chance at a new start. He knew he needed to get himself clean and he knew he needed a new place to do it. He credits his three-week stay at Serenity House for laying the foundation for helping him get on the right track and taking control of his life without dependencies on substances. For the past 10 years, he has made his home at two of our properties, 18 ½ Cottage Street and now Tuttle Block.

John is very proud of his 19 year-old daughter Gloria, who just graduated high school with the Rutland Class of 2022. She is now working at The Pines in Rutland.

At 25 years being clean and sober, we can say, with respect and admiration, John has truly earned his medal of honor!

*“I’ve just received my 25-years clean and sober medallion!”*



John proudly displays his medallion commemorating his milestone of 25 years of being totally clean and sober, earned Feb., 2023.



John walking down Center Street, Rutland on a beautiful Spring day



— RESIDENT SPOTLIGHT —

# LOYALTY

HOPE RITCHEY

*Walking, living and loving life at the Tuttle Block*

One would be challenged to find a more enthusiastic cheerleader for her newly renovated home at Tuttle Block, and life in Downtown Rutland, than Hope!

Hope relocated to Rutland from Kissimmee, Florida in 1990 when she discovered Rutland thanks to her good friend, Bonnie whom she says is more like family than a friend. Religion is another part of her family, she continued, “You’ve got to believe in something, and I know there are many religions, but my Jehovah’s Witnesses are my family.”

In 1990, Hope set herself up with a job at Foley Services and after 33 years, still reports for duty 5 days a week and cherishes it as much as the day she started. “I’ve almost earned seniority,” she chuckles. “There is one person that has been there longer than me at 40 years. When something needs to get done, I just ask her to make it happen since she has seniority!” Hope speaks quite fondly of the Foley family, saying they have been wonderful to her for all her time there, and they help her attend shows at the Paramount as often as possible, which she adores.

In March when we met up with Hope, she had just moved into her newly created apartment. She is loving it, saying, “I love how Housing Trust takes care of everything so much better than the landlords I’ve had in the past. My apartment is beautiful and they always fix things right away. Pam, Danielle, and Nikitta are such wonderful people.” Hope was quite proud to show her two visitors from Housing Trust how nicely she has settled in, decorated, and what a pleasant view she has overlooking Center Street. “Come look at my view of the Farmer’s Market,” she beamed, parting the curtains

on her enormous new windows. “All I have to do is look out here and I can see when they are all finished setting up and ready for me to do my shopping!” When asked to choose what she loves best about living in Rutland, she has no trouble reciting a long list of favorites including, the Farmer’s Market, Paramount Theater, Phoenix Books, and Hand Carved by Ernie. She has also been keeping tabs on Giuseppe’s, announcing, “It just opened!”

Hope is a walker. Not just a sometimes walker — a real walker. She appreciates living in the center of Rutland City and enjoys being able to walk to work and tend to her errands downtown without a car. “I have just about everything I need within walking distance along with easy access to the bus for any place further. I never learned to drive a car when I was growing up due to my epilepsy disability. In the seventies the medications were not nearly as good as they are today, so it was too risky that I might have a seizure while driving so I never learned to drive, but I was not about to let that keep me down!” Hope says this a high level of enthusiasm that is her trademark, “I just love life and I try to be cheerful.” Cheerful, by the way, is the most obvious of all of Hope’s heartwarming qualities.

Hope suffered significant hearing loss as early as the first grade. It turned out to be a genetic condition that ran through most of her family. “That made it hard for me to learn math in school, but I sure did learn to read, and I just LOVE reading books. Any books! Mysteries, histories, World War I & II books—I was ecstatic when Phoenix Books moved in right across the street! It’s my second home. I pick up the daily paper there and get the scoop on the newest books coming out.”

“I fell on an icy sidewalk last year and broke both wrists. I stayed at Bonnie’s for my 3 month recovery. It was hard enough to have two casts on my hands, but sitting around the house for so long was driving me crazy! I couldn’t wait to get back to work.” Judging by the energy and zest for life that Hope exudes, it is a wonder she stayed down for more than a day.



*“I have just about everything I need within walking distance. I adore the Paramount!”*

— RESIDENT SPOTLIGHT —

# DIGNITY & PRIDE

SHERLYN ANDERSON

*“We are so blessed to be living here.”*

Sherlyn is a grateful “40-something” year-old woman of Nicaraguan and Scottish descent. A single mom raising two boys, Dominic (15) and Dante (11), she treasures her home and the opportunity she has been given in Vermont.

Home means a lot more to Sherlyn than the average Vermonter. When asked about her Housing Trust of Rutland County apartment of 11 years on Seabury Avenue, she emphatically proclaims in her lovely Creole accent, “It is my castle. It is our HOME.”

For the past 8 years, Sherlyn has worked full-time in healthcare as an aide with Bayada. She loves helping people and especially values the flexibility of scheduling. “The flexibility is important because I can have my boys involved in activities without worrying how they are going to get there from school. I love that they play soccer, they learned to ski, and my youngest has just earned his purple belt in karate! My boys are very busy and I think that is best for them. In Nicaragua they could never have had so much opportunity, so I want them to enjoy it.”

It is no surprise Sherlyn enjoys working in healthcare. She met her now ex-husband when she rescued him as a stranger she met by chance on a bus while he was literally dying of Malaria. “Malaria is nothing to be trifled with. It is very serious condition,”

she warns. Unable to walk away from this stranger in excruciating pain, she offered to help. She took him to her aunt’s house, and after he healed up with the help of her aunt’s holistic herbal remedies, a relationship developed. She soon found herself pregnant at the age 26. “In my culture,” she continues, “You get married before having a baby. That’s the way things work, so that’s what we did.” The family of two became three.

Her husband happened to be from Proctor, VT. Sherlyn always admired pictures and stories of life in Vermont. It was so clean. So green. So beautiful. So safe. She wanted to live there. Two years later, they moved to Proctor to live with his parents and tried to build a life with their son. Three years later, Dante was born. Then divorce happened, and the going got tougher.

What does a single mom who has never driven a car do when she finds herself suddenly raising two boys on her own? Add to that Vermont’s harsh winters, that can make it nearly impossible to simply walk around, and even tougher to attend the boys’ activities spread out among several counties and towns. She overcomes. She pulls herself up by her proverbial bootstraps, learns to drive, gets her license, gets a job (just two days after officially becoming a U.S. Citizen) and puts one foot in front of the other—all while teaching her boys to be respectful gentlemen. This mom does it... EVERY. SINGLE. DAY.

Sherlyn takes nothing for granted. She reflects on the luxuries she has in her home and her life—though her definition of luxuries might sound strange to many Vermonters. “Poland Springs bottled water. Faucets

that have clean, hot and cold running water, free of deadly parasites. Dependable electricity that almost never fails. Fresh fish. Meat. Healthcare where they have medicine always available. And even automatic doors that open for you at Price Chopper!” She exclaims wide-eyed in almost childlike wonder. “We have so much here. I am often disturbed when I hear people complaining that Rutland is not a nice place to live, that there is nothing to do, that crime and drugs are so bad, and government stinks, and schools are terrible. I stop them and tell them plain and simple, you think you have it bad, go try living under Communist rule in Nicaragua and then you’ll realize just how amazing Rutland really is! We do not have any such luxuries as we have available here. And the OPPORTUNITY to get an education and become whatever you want to make of yourself is incredible. We are so blessed to be living here! Everybody should KNOW it.”

“You will always see my boys intently paying attention to the Pledge of Allegiance!” Sherlyn says, “They will always stand proudly as Americans, with their heads held high, and their hands on their hearts, because they appreciate living here. I’m so very proud of my boys. That’s what is important to me.” In closing, Sherlyn adds, “My boys lovingly call me “Judge Judy” because I enforce that which is right and just. They think I am tough, and I am! I have to be—for them. They appreciate it, and they love me for it. That’s what makes me happy.”

*“It is my castle. It is our HOME.”*



A GRATEFUL WOMAN • A PROUD MOM • A NEW AMERICAN

# AREAS WE SERVE



# Housing Trust impacts our local economy.

Annually pays over **\$355,000** in property taxes to Rutland City, West Rutland, Poultney, Fair Haven, Benson, Brandon and Ludlow.

Provides 388 affordable apartments and mobile home lots.

74 senior residents were able to live safely at home through the SASH Program.

32 % of current residents were once homeless.

Engaged over 100 local businesses/vendors throughout our properties.

Assisted 153 families in receiving back-rent assistance.

In 2022, HTRC housed 606 individuals including 163 children & 147 senior citizens.

## WHY SUPPORT THE HOUSING TRUST OF RUTLAND COUNTY?

Stable, **affordable** housing **matters** to our local economy and to **individuals** and **families**.

### QUALITY OF LIFE

You are investing in our mission-based approach to property management, ensuring that this core value remains a primary focus and improves the quality of life for our residents.

### REHABILITATION

Your generous support provides the necessary capital to continue ongoing revitalization efforts of Rutland Region's most challenging properties and neighborhoods.

### RENEWAL & REUSE OF HISTORIC PROPERTIES

Your support our ability to invest in the historic preservation of some of Rutland County's most iconic buildings and architectural landmarks.

### INDEPENDENCE

Your gifts provide our most vulnerable citizens the opportunity to experience the highest quality of life in an independent living setting.

### MAKING DREAMS REALITY

Your support turns the idea of "home" into reality for many individuals and families in our community.



## Make your tax-deductible donation TODAY!

Online: [HousingRutland.org/get-involved](https://HousingRutland.org/get-involved) • Mail a Check: HTRC 27 Wales St., Suite 201, Rutland, VT 05701  
For more information email [Pinglee@housingrutland.org](mailto:Pinglee@housingrutland.org)  
Thank you for your support!

*By supporting the Housing Trust you enable us to expand the reach of our vital mission of creating and maintaining dignified, attractive, affordable housing for your neighbors, friends, co-workers and employees.*



## BOARD OF DIRECTORS

### Bill Gross

President

### Scott Dikeman

Vice President

### Dylan Watts

Treasurer

### Donnaleen Farwell

Secretary

### Norm Lash

Immediate Past President

### DIRECTORS

Jessica Anderson

William Burke

Sarah Gordon

Sherman Hunter

Roger Louiselle

Susan Oliviero

Jake Pluta

Cathy Reynolds

*A compassionate team dedicated to a mission of housing neighbors, friends, coworkers and employees in Rutland County.*

## DIVERSITY, EQUITY & INCLUSION a priority at HTRC

The staff and board of directors of Housing Trust of Rutland County participated in a series of brainstorming sessions answering specific questions around diversity, equity and inclusion. The purpose of this exercise was to uncover some tangible blind spots and discover ways we can work on increasing our diversity, improving our equity outcomes and ensuring inclusion in all that we do. As a result of these sessions and consultations with outside experts, HTRC has developed a Diversity Equity and Inclusion Plan. This plan addresses ways we can consciously address ways HTRC can be aware of implicit biases and recognize inequities and disparities in our work and our community. HTRC recognizes our DEI work needs to be ongoing. Our Board and Staff are committed to continuing this work and being models through our actions and behaviors in the community.



# THANK YOU DONORS

## Thank you to all Housing Trust of Rutland County supporters for your generosity.

Your support and dedication to HTRC helps us provide safe, affordable housing to our residents, and strengthen our local communities and neighborhoods. For every dollar donated almost 95% goes to program services. Listed here are all those who contributed in 2022, your donation ensures our work continues. Every effort has been made to ensure the accuracy of this list. If we have incorrectly omitted you, please accept our apologies and call us, 802-775-3139.

Al & Anna Wilkinson	Dylan Watts	Jonathan and Ann Czar	Patricia Lancaster	Stevens & Associates, PC
Amazon Smile	Elisabeth Kulas	Joseph & Peg Kraus	Paul & Sandra Reiber	Susan Porter
Ann Baylock	Emily DeLong	Kathryn & Bob Clark	Penny Inglee	Susan Stager
Ann Story Chapter D A R	Erika Lamb	Kathy Hall	Peter & Amy Kelley	Suzanne Jern
Anonymous Donor	Forty Seven Main Street	Kinney Pike Insurance	Peter and Diane Fagan	Suzanne Perry
Anonymous Donor	Four Seasons Sotheby's	Lazarus & Stacie Scangas	Peter J. Chilos	The Bank of Bennington
Attorney Stephanie Lorentz	International Realty	Leslie Gorman	Phil & Marianne Stephan	The Belden Company, Inc.
Bart and Beth Eaton	Frank & Jody Trombetta	Linda & Russell Kulas	Phil & Lucy Tenenbaum	The Griffin Family
Berkshire Bank	Gail Beardmore	Lydia Cannon	Pratico's Landscaping & Fence Co.	Town Fair Tire Foundation, Inc.
Bill & Kim Lucci	Gil Livingston & Amy Wright	Lyle Jepson & Lori Cillo	Rabbi Ellie Shemtov	Town of West Rutland
Bill Ackerman & Kasia Karazim	Glenn & Betsy Morgan	Lynne Klamm	Robert & Adrienne Miller	VMS Construction
Bonnie & Randy Kelly	Gregory S. & Carol Macleod	Lyssa Papazian	Robert & Bonnie Baird	William Burke
Brian Collamore	Harold & Jessica Anderson	Marc Miele	Robert Lloyd	
Cathy Reynolds & Doug Fontein	Henry & Katrina Hotchkiss	Margaret and Robert Soule	Roger & Donna Louiselle	<b>Elisabeth Kulas Legacy Fund</b>
Cheryl & George Hooker	Israel & Cookie Mac	Margaret Riter	Royal Group	Linda & Russell Kulas
Christine E. Anderson	Jacob Pluta	Marietta & Jean Yeager	Rutland Veterinary Clinic & Surgical Ctr.	Norm & Robin Lash
Coughlin Inc.	James & Allyn Kahle	Marleen Bates	Sandy & Bill Kuehn	Susan Schreiberman & Bill Gross
Dave Potter	Jane Hanley	Martha McCaughin	Sarah Gordon	
David & Roberta Dress	Jennifer & Fred Bagley	Mindy Lipson	Scott Dikeman	<b>In-Kind Donations</b>
Deborah Dunphy	Jesse Ferreira	Network For Good	Scott Herdling	Alderman's Toyota
Donna Hunt	Jim & Betsy Reddy	Nikitta Caveney	Sherman & Pat Hunter	Green Mountain Power
Donnaleen Farwell	Joan and Ron Lazzaro	Norm and Robin Lash	Stephen & Judy Dardeck	Heritage Family Credit Union
Doug Racine	Joanna Roche	Palfey Family Commercial	Stephen Riordan	MKF Properties
Dr. Ted & Carolyn Shattuck	John & Judy Crowley	Building Services	Stephen Smith	Ryan Smith & Carbine, Ltd.



# RAISE THE ROOF Returns

Housing Trust of Rutland County brought back the annual Raise the Roof fundraiser. The now Halloween themed event "Community Health presents HTRC's Halloween Spooktacular" took place on October 28th at Rutland Country Club. The event brought together a great cross section of our community, all dressed up for Halloween and raising vital funds in support of affordable housing in Rutland County. We are grateful to everyone who attended and to all our sponsors.

We are happy to announce that the event will take place again on October 27, 2023 with Community Health as the presenting "Sky's the Limit" sponsor again this year.

For more information on how you can support this event in 2023  
Contact Penny: 802-775-3139 ext. 218.

### Raise the Roof Sponsors

Abatiello Design Center  
Bar Harbor Bank & Trust  
Carris Corporate Foundation  
Community Bank, N.A.  
Community Health  
Criterium-Lalancette & Dudka Engineers  
Disaster Recovery, Inc.  
Heritage Family Credit Union  
Intrinsic Property Services  
JoAnn O'Hagen  
Liz DiMarco Weinmann Consulting, L3C  
M & T Bank

Mountainside Glass  
Naylor & Breen  
Neagley & Chase Construction Co.  
New England Federal Credit Union  
Otis Atwell  
r.k. Miles, Inc.  
Rutland Regional Medical Center  
Stewart's Dake Family  
The Bank of Bennington  
VELCO  
Vermont Housing Finance Agency  
Vermont Mutual Insurance

# We're in your community VOLUNTEERING

in support of your Neighbors, Your Friends and Your Co-workers



## HTRC and our staff **VALUE** the community where we live, work and play.

The staff at Housing Trust of Rutland County believes in giving back to the community, they are honored to partner with other area non-profit organizations and community projects. You will often see staff members out in the community helping with events, mentoring children and participating in sports activities.

### Currently our staff volunteers with:

American Red Cross

Chamber & Economic Development of the Rutland Region

COSA-Circles of Support and Accountability for Restorative Justice

Foster parenting

Green Up Day-Proctor Pittsford Golf Course

National Night Out

Pittsford Volunteer Fire Department

Proctor Volunteer Fire Department Auxiliary

Rutland Recreation Softball

Rutland South Rotary

Rutland Young Professionals

Stafford Technical Center Regional Advisory Board

The Mentor Connector

Wheels for Warmth

Winterfest

## MISSION

We transform buildings and land into quality housing and more, and develop relationships to cultivate communities that thrive.

## VISION

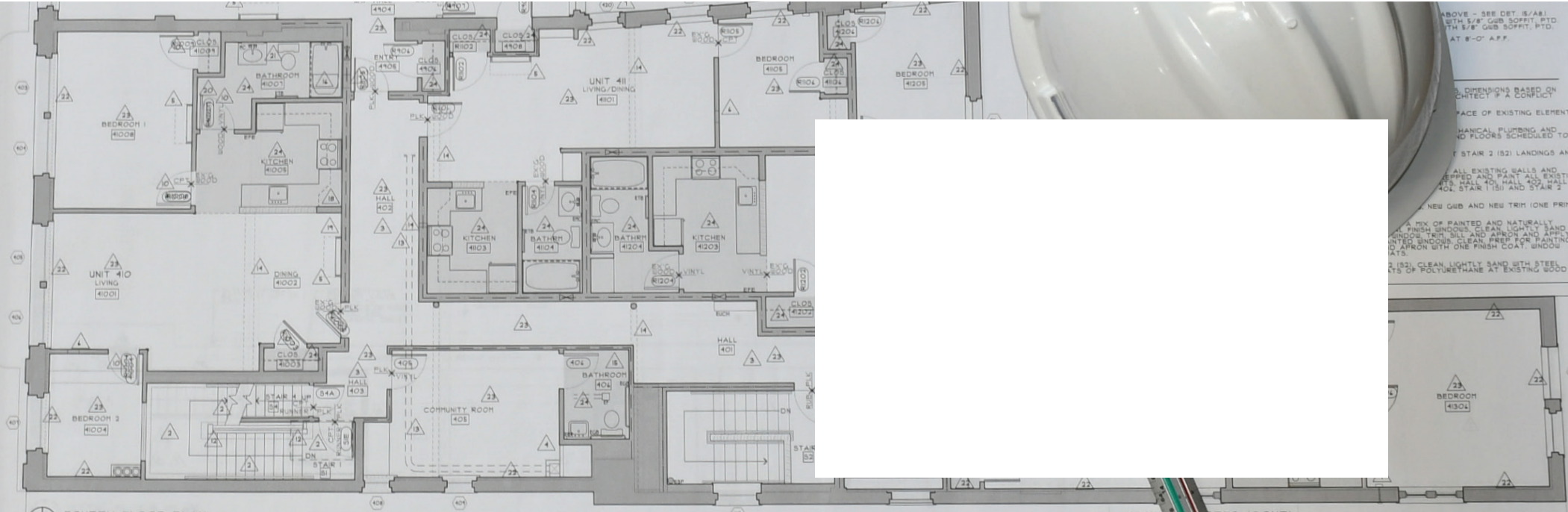
Housing you can trust, afford, and call home – the foundation for vibrant communities.

## VALUES

Housing first: a place to call home  
Lead by example: be the positive change  
Respect, include, and listen: uphold dignity



NONPROFIT ORGANIZATION
U.S. POSTAGE PAID
RUTLAND, VT
PERMIT NO. 130



FOURTH FLOOR PLAN  
1/4" = 1'-0"

- KEYED NOTES**
- 1. NEW AIR INTAKE AND BATHROOM EXHAUST. PATCH/REPAIR EX'G GIB AS REQUIRED. CALCULATE WATER DUCT AT EXTERIOR AND INTERIOR. SEE MECHANICAL DIGGS.
  - 2. PROVIDE AND INSTALL NEW CARPET RUNNER AND PAD. PATCH EX'G STAIR COVERAGE.
  - 3. PROVIDE AND INSTALL PLANK FLOORING AT HALL 401, 402 AND 403.
  - 4. PROVIDE AND INSTALL EX'G SEAT. PATCH/REPAIR AT FLOOR. SEE MECHANICAL DIGGS.
  - 5. PROVIDE AND INSTALL NEW MECHANICAL CHASE WITH 2x4 JOIST FRAMING AND 1/2" DOP FACING ON NEW CHASE. SEE MECHANICAL PLUMBING AND ELECTRICAL DIGGS. SEE DETAIL 8 ON A11.
  - 6. PROVIDE AND INSTALL WOOD BLOCKING AS REQUIRED FOR NEW 1" X 12" AIR TRANSFER WALL GRILLE. PATCH/REPAIR EXISTING GIB. SEE MECHANICAL DIGGS.
  - 7. PATCH/REPAIR EX'G GIB. SEE MECHANICAL DIGGS.
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  - 44. PATCH/REPAIR EX'G GIB. SEE MECHANICAL DIGGS.
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  - 50. PATCH/REPAIR EX'G GIB. SEE MECHANICAL DIGGS.

- 1. EXPOSED RETAIL DUCTWORK BELOW CEILING. PTD. SEE MECHANICAL DIGGS.
- 2. PROVIDE AND INSTALL NEW 1/2" GIB. PTD. AT WALL WHERE NEW REFRIGERANT LINES HAVE BEEN RUN TO THE FLOOR TO CEILING.
- 3. PROVIDE AND INSTALL NEW 1/2" GIB. PTD. ON CHICAGO RETALLIC 480 GRID SYSTEM AT # ABOVE FINISH FLOOR.
- 4. PROVIDE AND INSTALL NEW BATHTUB HANDICAP SEAT AT EX'G BATHTUB.
- 5. PROVIDE AND INSTALL WOOD BLOCKING AT BACKSIDE OF SHOWER/TUB ENCLOSURE AS REQUIRED. SEE MECHANICAL DIGGS. SEE DETAIL 8 ON A11.
- 6. PATCH/REPAIR EX'G GIB. PTD. AT WALL WHERE NEW CONDENSATE LINE HAS BEEN INSTALLED FROM BATHROOM TO KITCHEN. SEE PLUMBING DIGGS.
- 7. PATCH/REPAIR EX'G GIB. PTD. AT WALL WHERE NEW CONDENSATE LINE HAS BEEN INSTALLED FROM BATHROOM TO BATHROOM. SEE PLUMBING DIGGS.
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- GENERAL NOTES (CONT):**
1. AT EX'G BATHROOMS, EXPOSED SPRINKLER PIPING. CLEAN, REMOVE LOOSE PAINT, SAND AND APPLY FINISH COATS AT SPRINKLER PIPING AT STAIR 1 (S1), STAIR 2 (S2), UNITS, HALL 401, HALL 402, HALL 403, HALL 404, HALL 405, HALL 406, HALL 407, HALL 408, HALL 409, HALL 410, HALL 411, HALL 412, HALL 413, HALL 414, HALL 415, HALL 416, HALL 417, HALL 418, HALL 419, HALL 420, HALL 421, HALL 422, HALL 423, HALL 424, HALL 425, HALL 426, HALL 427, HALL 428, HALL 429, HALL 430, HALL 431, HALL 432, HALL 433, HALL 434, HALL 435, HALL 436, HALL 437, HALL 438, HALL 439, HALL 440, HALL 441, HALL 442, HALL 443, HALL 444, HALL 445, HALL 446, HALL 447, HALL 448, HALL 449, HALL 450, HALL 451, HALL 452, HALL 453, HALL 454, HALL 455, HALL 456, HALL 457, HALL 458, HALL 459, HALL 460, HALL 461, HALL 462, HALL 463, HALL 464, HALL 465, HALL 466, HALL 467, HALL 468, HALL 469, HALL 470, HALL 471, HALL 472, HALL 473, HALL 474, HALL 475, HALL 476, HALL 477, HALL 478, HALL 479, HALL 480, HALL 481, HALL 482, HALL 483, HALL 484, HALL 485, HALL 486, HALL 487, HALL 488, HALL 489, HALL 490, HALL 491, HALL 492, HALL 493, HALL 494, HALL 495, HALL 496, HALL 497, HALL 498, HALL 499, HALL 500.
  2. AT UNITS, PROVIDE AND INSTALL PLANK FLOORING AT LIVING/DINING, EXCEPT AT UNIT 404, 410, 411 AND 412.
  3. AT UNITS, PROVIDE AND INSTALL SHEET VINYL AND 1/4" UNDERLAYMENT AT BATHROOMS AND KITCHENS. SEE MECHANICAL DIGGS.
  4. AT UNITS, PROVIDE AND INSTALL NEW STOVE, NON-DUCTED RANGE HOOD AND REFRIGERATOR.
  5. AT UNITS, PROVIDE AND INSTALL NEW SURFACE MOUNTED MEDICINE CABINET AND SHOWER CURTAIN ROD.
  6. PATCH/REPAIR EX'G GIB. SEE MECHANICAL DIGGS.
  7. PATCH/REPAIR EX'G GIB. SEE MECHANICAL DIGGS.
  8. AT UNIT BATHROOMS, PROVIDE AND INSTALL 8" X 8" GIB. PTD. AT 1'-4" WIDTH X FLOOR TO SHOWER HEAD. SEE MECHANICAL DIGGS.
  9. SEE ELECTRICAL DIGGS.
  10. PROVIDE AND INSTALL NEW FIRESTOP RANGE HOOD CONTAINERS BY WILLIAMS BROS. INC. AT EACH BATHROOM.
  11. AT UNIT BATHROOMS, CLEAN AND REINSTALL EX'G BASEBOARD RADIATION UNITS. PREP FOR PAINTING AND FINISH PAINT WITH 2 FINISH COATS.
  12. AT EX'G HALLS, CLEAN, REMOVE LOOSE PAINT, SAND AND APPLY FINISH COATS AT EX'G HALLS.
  13. AT UNITS, AT EX'G WOOD FLOORING, CLEAN, REMOVE LOOSE PAINT, SAND AND APPLY FINISH COATS ON BEARS.
  14. CLEAN, PREP FOR PAINTING AT EX'G WOOD FLOORS.
  15. CLEAN, REMOVE LOOSE PAINT, SAND AND APPLY FINISH COATS ON BEARS.
  16. PROVIDE AND INSTALL A FINISH COAT OF PAINT ON EX'G WOOD FLOORS.
  17. PROVIDE AND INSTALL A FINISH COAT OF PAINT ON EX'G WOOD FLOORS.
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