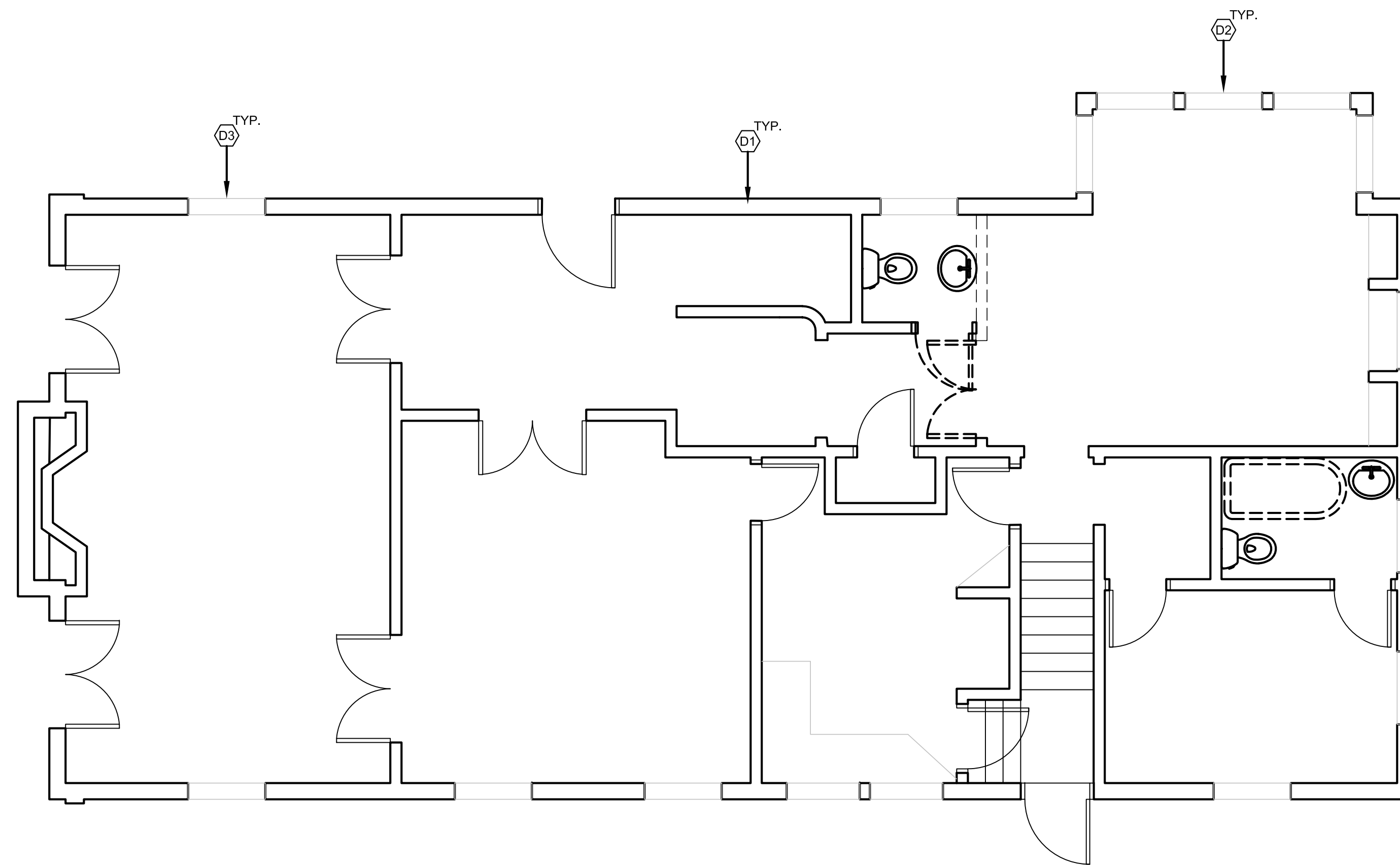


**SECOND FLOOR DEMOLITION PLAN**  
SCALE: 1/4"=1'-0"



**FIRST FLOOR DEMOLITION PLAN**  
SCALE: 1/4"=1'-0"

**GENERAL DEMOLITION PLAN NOTES:**

- ALL DEMOLITION WORK REQUIRED IS NOT NECESSARILY LIMITED TO WHAT IS SHOWN ON THE DEMOLITION PLANS. THE INTENT IS TO REMOVE ALL MECHANICAL, ELECTRICAL, AND ARCHITECTURAL ITEMS AS REQUIRED TO FACILITATE NEW CONSTRUCTION.
- COORDINATE SCOPE AND EXTENT OF DEMOLITION WORK WITH NEW WORK PLANS AND DETAILS.
- ALL WALLS, DOORS, FRAMES, AND RELATED HARDWARE ASSEMBLIES DESIGNATED AS "TO BE REMOVED" (SHOWN AS DASHED LINES) SHALL BE COMPLETELY REMOVED AND DISPOSED OF AS DESIGNATED BY OWNER/TENANT. ALL EXISTING WALLS NOT DESIGNATED FOR DEMOLITION SHALL BE PROTECTED FROM DAMAGE AND REMAIN "AS-IS".
- ALL EQUIPMENT, DOORS, FRAMES, RELATED HARDWARE, AND DESIGNATED ITEMS TO BE SALVAGED SHALL BE REMOVED, PROTECTED FROM DAMAGE, AND STORED FOR REUSE.
- CLEAN AND REPAIR ALL EXISTING FLOOR FINISHES AS NECESSARY.
- ALL DEMOLITION WORK SHALL BE PERFORMED IN A NEAT AND WORKMANLIKE MANNER. ALL SURFACES ADJACENT TO AND ABUTTING TO THOSE DESIGNATED "TO BE REMOVED" SHALL BE LEFT WITH A SMOOTH AND FLUSH APPEARANCE.
- THE CONTRACTOR SHALL EXERCISE ALL REQUISITE CARE NECESSARY TO ENSURE THAT ALL EQUIPMENT, MATERIALS, FINISHES AND ASSEMBLIES WHICH ARE NOT BEING REMOVED ARE PROTECTED FROM DAMAGE DURING DEMOLITION AND SUBSEQUENT CONSTRUCTION OPERATIONS.
- REFER TO MECHANICAL AND ELECTRICAL DEMOLITION DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL DEMOLITION INFORMATION.
- GENERAL PRECAUTIONS SHALL BE TAKEN AS NECESSARY TO HOLD ALL DISRUPTION, DUST, DIRT, NOISE, AND DEBRIS TO A MINIMUM.
- THE CONTRACTOR SHALL COORDINATE DEMOLITION WORK WITH OWNER TO ENSURE THAT IMPACTS ON THE BALANCE OF THE BUILDING ARE HELD TO A MINIMUM.
- PREPARE ALL SURFACES TO RECEIVE THE NEW WORK AND FINISHES OF THE CONTRACT.
- THE CONTRACTOR SHALL DESIGN, PROVIDE, INSTALL AND MAINTAIN ANY AND ALL TEMPORARY BRACING AS REQUIRED TO ENSURE THE STABILITY OF THE BUILDING ASSEMBLY AND/OR ANY SYSTEMS AND/OR SUB-ASSEMBLIES AND/OR SYSTEMS APPURTENANT THERETO UNTIL SAID ASSEMBLY AND/OR SUB-ASSEMBLIES ARE COMPLETE, SELF-SUPPORTING AND/OR STABLE.

**DEMOLITION PLAN KEY NOTES:**

(TYPICAL THIS SHEET ONLY)

- D1** REMOVE EXISTING STUCCO SYSTEM, TYP.
- D2** DECONSTRUCT EXISTING BAY WINDOW AS REQUIRED TO REPAIR/REPLACE CONC. FOOTING. RECONSTRUCT BAY TO MATCH EXISTING. REINSTALL REPAIRED EXISTING WINDOWS
- D3** ALL WINDOWS TO BE REMOVED, REPAIRED, AND PREPPED FOR REINSTALLATION.

**DEMOLITION KEY:**

- WALL TO REMAIN
- WALL TO BE REMOVED
- DOOR TO REMAIN
- DOOR, FRAME AND HARDWARE TO BE REMOVED UNLESS NOTED OTHERWISE
- DESIGNATED ITEM TO REMAIN
- DESIGNATED ITEM TO BE REMOVED

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Sheet Title :  
DEMOLITION  
FLOOR PLAN

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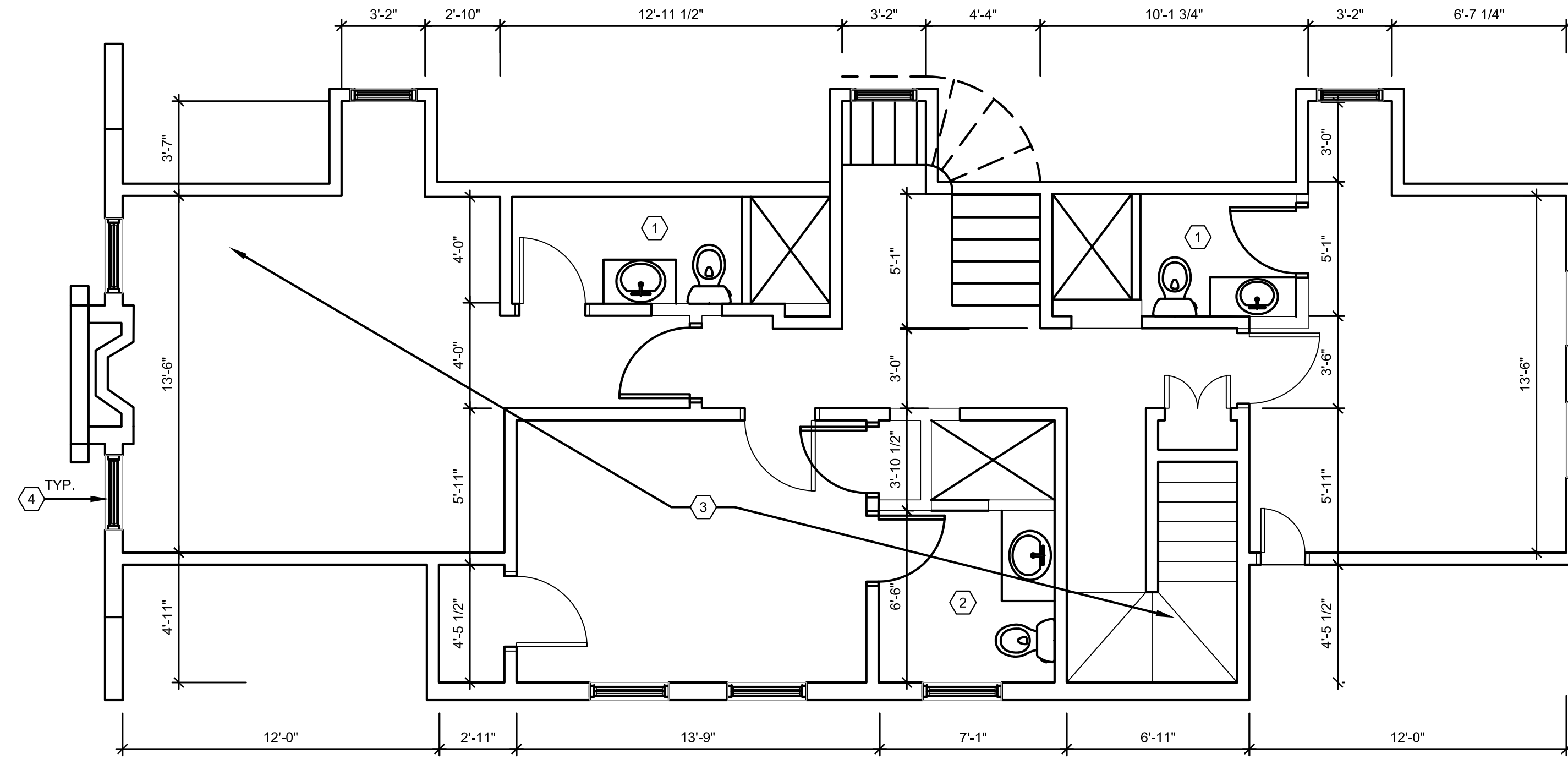
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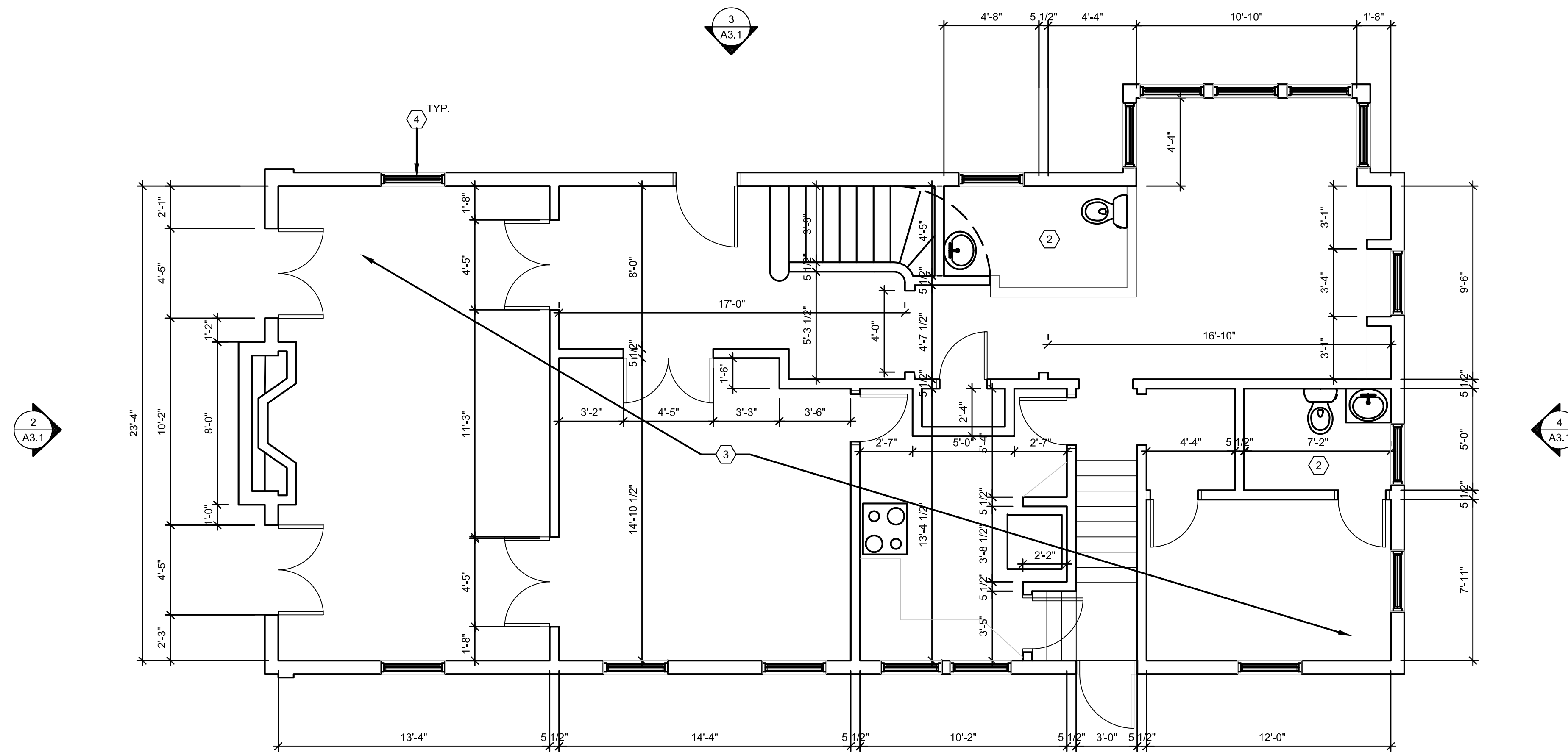
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SECOND FLOOR PLAN  
SCALE: 1/4"=1'-0"



FIRST FLOOR PLAN  
SCALE: 1/4"=1'-0"

GENERAL FLOOR PLAN NOTES:

1. THIS DRAWING IS DIAGRAMMATIC AND SHOULD BE USED TO DETERMINE THE DESIGN INTENT. THE CONTRACTOR IS RESPONSIBLE FOR THE COMPLETE SET OF WORK AS INDICATED AND SHALL FIELD VERIFY ALL WORK, COORDINATE ALL DRAWINGS / NEW WORK AND SHALL NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES IN THE DOCUMENTS BEFORE PROCEEDING. FAILURE TO DO SO WILL RESULT IN THE CONTRACTOR TAKING FULL RESPONSIBILITY AND LIABILITY FOR SAID DISCREPANCIES.
2. ALL DIMENSIONS ARE SHOWN FROM FINISH FACE TO FINISH FACE OF PARTITION UNLESS OTHERWISE NOTED.
3. WALL THICKNESS ARE NOMINAL NOT ACTUAL DIMENSIONS. SEE WALL SCHEDULE FOR ACTUAL DIMENSIONS.
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL LOCAL, STATE, COUNTY CODE REGULATIONS, O.S.H.A., AND THE AMERICAN WITH DISABILITIES ACT (ADA). REFER TO THE CODE PLAN FOR MORE INFORMATION.
5. PROVIDE POSITIVE SLOPE TO ALL FLOOR DRAINS WHILE KEEPING FLOOR LEVEL AT WALL BASE CONDITION.

FLOOR PLAN KEY NOTES:

(TYPICAL THIS SHEET ONLY)

- ① NEW TOILET ROOM W/ TILE FLOOR AND BASE, NEW FIXTURES, PAINTED GYP. WALLS AND CEILING
- ② RENOVATE EXISTING BATHROOM, NEW FIXTURES AS SHOWN.
- ③ NEW INTERIOR FINISHES THROUGHOUT. PATCH AND REPAIR EXISTING PLASTER AS REQUIRED.
- ④ EXISTING WINDOWS TO BE REPAIRED AS REQUIRED.

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Check by :

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FLOOR PLANS

Project No. :  
2023015

Sheet No. :  
A1.1

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Sheet Title :  
 EXTERIOR  
 ELEVATIONS

Project No. :  
 2023015

Sheet No. :  
**A3.1**

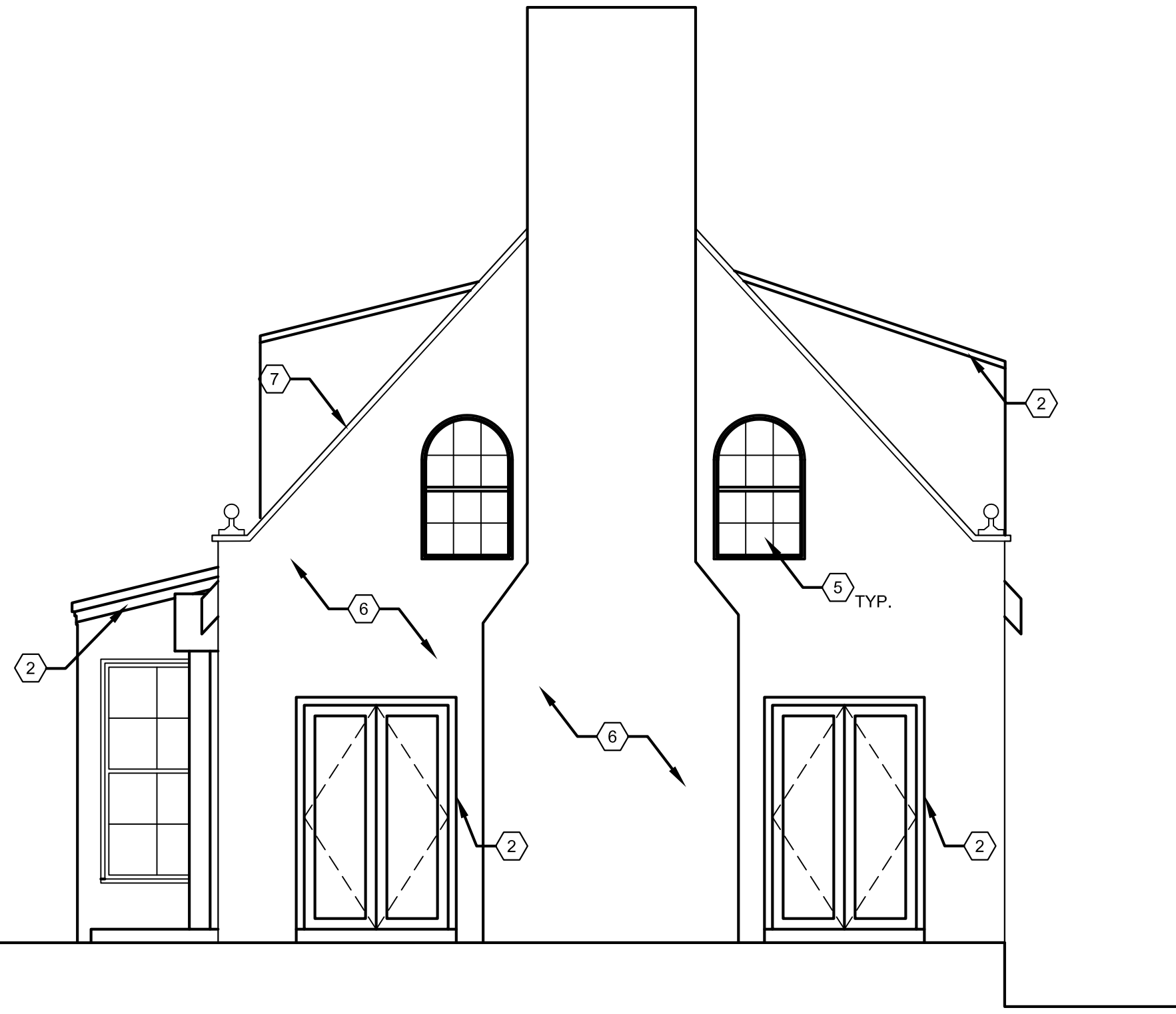


**4** EAST ELEVATION  
 SCALE: 1/4" = 1'-0"

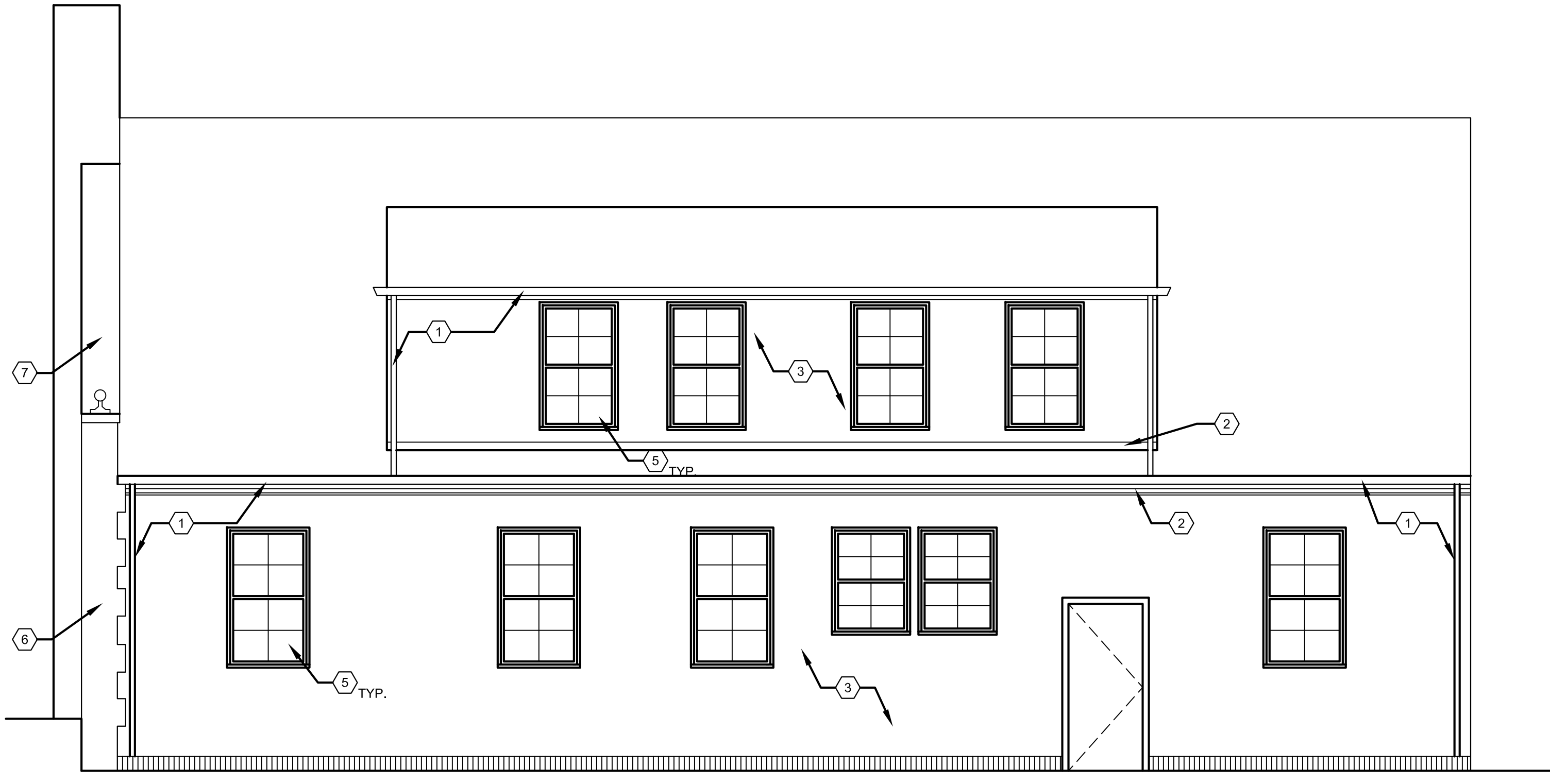


**3** NORTH ELEVATION  
 SCALE: 1/4" = 1'-0"

- ELEVATION KEY NOTES:**  
 (TYPICAL THIS SHEET ONLY)
- 1 NEW ALUM GUTTERS, FLASHINGS, AND DOWNSPOUTS (TYP.)
  - 2 REPAIR (REPLACE AS NECESSARY) WOOD TRIM (TYP.). USE IN-KIND MATERIALS AND PROFILES.
  - 3 NEW 3-COAT STUCCO SYSTEM (AMERIMIX 700) ON PAPER-BACKED METAL LATH ON NEW 5/8" DENSGLOSS SHEATHING. PAINT STUCCO TO MATCH EXISTING. INCL. NEW BRICK (SOLDIER COURSE, 8" TALL) AT BASE OF NEW STUCCO SIDING
  - 4 REPAIR WOOD CORNICE, TRIM, AND COLUMNS AS REQUIRED. USE IN-KIND MATERIALS AND PROFILES
  - 5 REPAIR WINDOWS AS REQ'D. WORK TO BE PERFORMED BY MCKISSACK BUILDING CO.
  - 6 CLEAR BRICK OF LOOSE PAINT, LEAVE ADHERED PAINT. TUCKPOINT AS REQUIRED. PAINT TO MATCH EXISTING
  - 7 REPAIR AND SEAL STONE COPING
  - 8 REPAIR CONCRETE PORCH AS REQ'D
  - 9 REPAIR AND REPLACE CONG. FOOTING AS REQUIRED.
- NOTE: ALL TRIM DETAILS, CORNICE DETAILS, AND PANELING DETAILS TO MATCH EXISTING
- CONTRACTOR TO INSPECT EXISTING ROOF AND REPAIR AS REQ'D. USE IN KIND MATERIALS.



**2** WEST ELEVATION  
 SCALE: 1/4" = 1'-0"



**1** SOUTH ELEVATION  
 SCALE: 1/4" = 1'-0"

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