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Architect
ERIC A. BRENDLER JR.
DATE 06/15/2017
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APPROVAL, PERMITTING
OR CONSTRUCTION

Issuance:
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Revisions:

St. John's Apartments
Adaptive Use
San Antonio, TX

Page Description
EXISTING BLDG. A
BASEMENT & 1ST
FLR. PLN. NEW WORK

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Drawn By: *JR*
Checked By:
Project No. 14005
Date: 06/15/2017
Page

A3.4

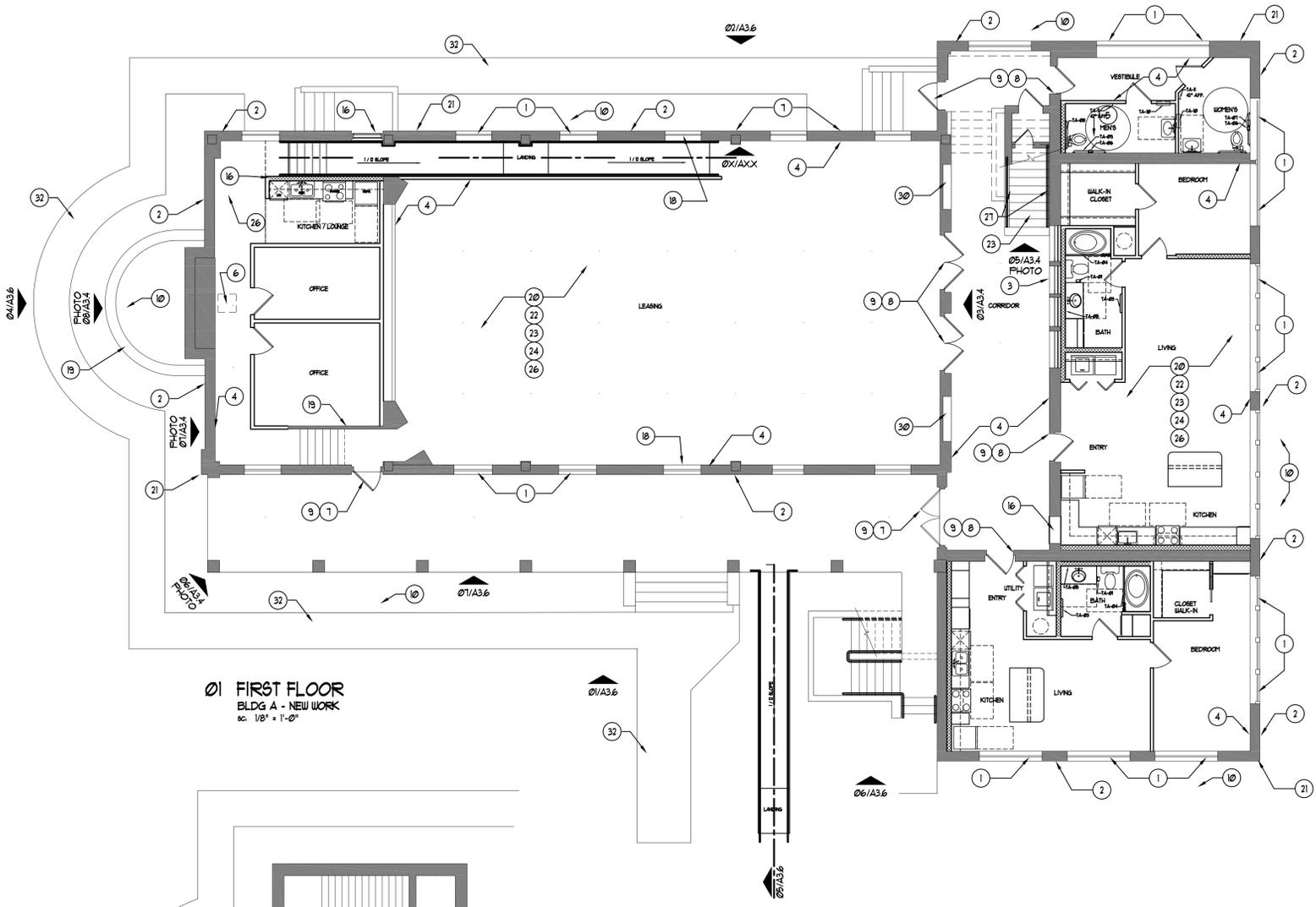
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NEW WORK KEYNOTES

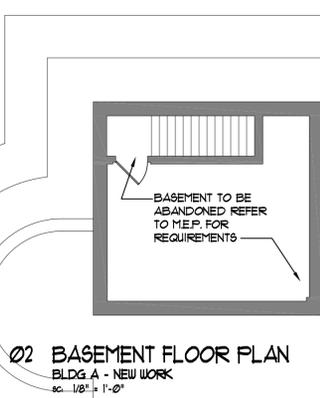
- EXISTING METAL CASEMENT WINDOWS TO REMAIN, REFER TO SHEET A02 FOR NEW WORK GENERAL NOTES
- DAMAGED MORTAR, TO BE REPAIRED. REFER TO SHEET A02 FOR NEW WORK GENERAL NOTES. TYPICAL THRU ENTIRE BUILDING
- EXISTING WINDOW TRANSOM AT INTERIOR HALLWAY TO REMAIN, TRANSOMS TO BE FIXED (NO MOVING PARTS) REFER TO SHEET A02 FOR NEW WORK GENERAL NOTES
- REINSTALL EXISTING BASE, REPLACE DAMAGED BASE TO MATCH EXISTING AT EXISTING WALLS, INSTALL NEW BASE (STRAIGHT STOCK) AT NEW WALL CONSTRUCTION, PREPARE AND PAINT
- AT REMOVED PLUMBING FIXTURES, MEDICINE CABINETS AND TOILET PARTITIONS AT LAVATORY, URINALS, SHOWERS AND WATER CLOSET AREAS - PATCH ALL WALLS AND FLOORS WITH MATERIALS TO MATCH EXISTING
- EXISTING ATTIC ACCESS TO REMAIN - INSTALL NEW REMOVABLE PANEL AND SURFACE TRIM - PREPARE AND PAINT
- EXISTING DOORS TO REMAIN, PREPARE AND PAINT
- EXISTING DOORS REMOVED, PATCH FRAMES OR REPLACE, PREPARE AND PAINT
- ALL EXISTING HARDWARE TO BE REPLACED WITH NEW HARDWARE
- AT REMOVED VEGETATION AT PERIMETER OF BUILDINGS REFER TO LANDSCAPE DRAWINGS FOR NEW WORK. AT PLANTER, FILL WITH FEA GRAVEL TO TOP OF CASTSTONE
- INSTALL NEW ROOF DECK WHERE NEEDED, INSTALL NEW ROOF FLASHING, REINSTALL EXISTING TILE ROOF UNITS AND PROVIDE NEW TO MATCH EXISTING WHERE NEEDED, MIX EXISTING AND NEW TILE UNITS
- REFER TO MEP FOR NEW HVAC WORK
- REFER TO MEP FOR NEW MECHANICAL EQUIPMENT
- NEW EXTERIOR RAMP
- EXISTING GUTTER, REPAIR JOINTS AS REQUIRED ADD NEW SECTIONS, WHERE NEEDED, TO MATCH EXISTING, STRIP PREPARE AND PAINT
- INFILL WALL WITH MATERIALS TO MATCH EXISTING
- NEW METAL RAILING - PREPARE AND PAINT
- EXISTING DOWNSPOUT TO BE REINSTALLED, REPAIR JOINTS AS REQUIRED ADD NEW SECTIONS, WHERE NEEDED, TO MATCH EXISTING, STRIP PREPARE AND PAINT
- CAST STONE TO REMAIN REFER TO SHEET A02 FOR NEW WORK GENERAL NOTES
- REFER TO MEP FOR NEW INTERIOR ELECTRICAL EQUIPMENT AND REQUIREMENTS
- REFER TO MEP FOR EXTERIOR SECURITY LIGHTING AND REQUIREMENTS
- REFER TO MEP FOR INTERIOR AND EXTERIOR PLUMBING EQUIPMENT AND REQUIREMENTS
- ALL FLOORS ARE TO BE CLEANED FROM ALL FOREIGN MATERIALS, PATCH CONCRETE WHERE NEEDED AND PREPARE FOR FINISH MATERIALS AS SELECTED, EXISTING TERRAZZO FLOOR FINISH AT STAIRS TO REMAIN REPAIR AS REQUIRED, CLEAN AND POLISH
- ALL INTERIOR WALLS ARE TO BE CLEANED FROM ALL FOREIGN MATERIALS, PATCHED WHERE NEEDED, WITH MATERIALS TO MATCH EXISTING, PREPARE AND PAINT
- AT EXTERIOR REMOVED GLASS BLOCK INSTALL NEW METAL CASEMENT WINDOW, PREPARE AND PAINT, AT INTERIOR REMOVED GLASS BLOCK, INSTALL NEW WALL, PREPARE AND PAINT
- ALL INTERIOR AND EXTERIOR CEILINGS ARE TO BE CLEANED FROM ANY FOREIGN MATERIAL, PATCHED WHERE NEEDED, WITH MATERIALS TO MATCH EXISTING, PREPARE AND PAINT
- INSTALL NEW HANDRAILS / GUARDRAILS, PAINT
- NEW SINGLE PLY ROOF AND NEW FLASHING AS SPECIFIED
- METAL GRATE VENTS, REMOVE EXISTING FINISH TO BARE METAL, PROVIDE NEW GRATE VENT TO MATCH EXISTING WHERE MISSING, PREPARE AND PAINT
- BUILD NEW DISPLAY CASE, REF. DETAIL 08/A3.14 (AT ORIGINAL DISPLAY CASE LOCATION)
- CLEAN ALL SPLASHBLOCKS AND RELOCATE AT ORIGINAL LOCATION, PROVIDE NEW TO MATCH EXISTING WHERE MISSING
- REFER TO CIVIL FOR NEW FLATWORK AREAS

NEW WORK LEGEND :

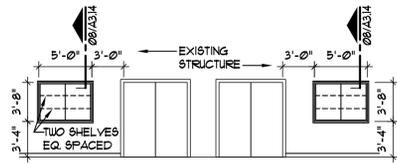
	EXISTING WALLS TO REMAIN
	NEW 3 1/2" STUD WALL
	NEW 3 1/2" STUD WALL WITH BLOCKING
	NEW 3 1/2" STUD WALL 1 HR FIRE RATED
	NEW 5 1/2" STUD PLUMBING WALL



01 FIRST FLOOR
BLDG A - NEW WORK
sc. 1/8" = 1'-0"



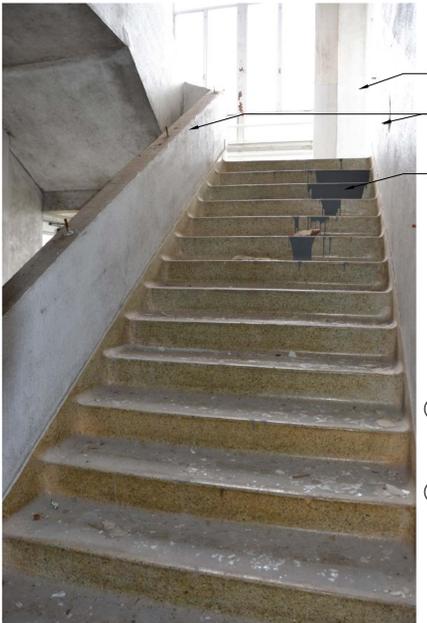
02 BASEMENT FLOOR PLAN
BLDG A - NEW WORK
sc. 1/8" = 1'-0"



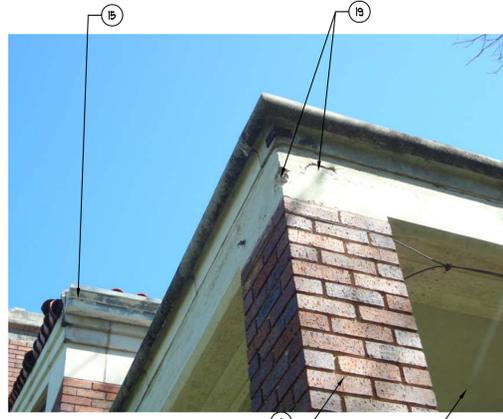
03 DISPLAY CASE
BLDG A - NEW WORK
sc. 1/8" = 1'-0"



04 PHOTO
BLDG A - NEW WORK
sc. N.T.S.



05 PHOTO
BLDG A - NEW WORK
sc. N.T.S.



06 PHOTO
BLDG A - NEW WORK
sc. N.T.S.



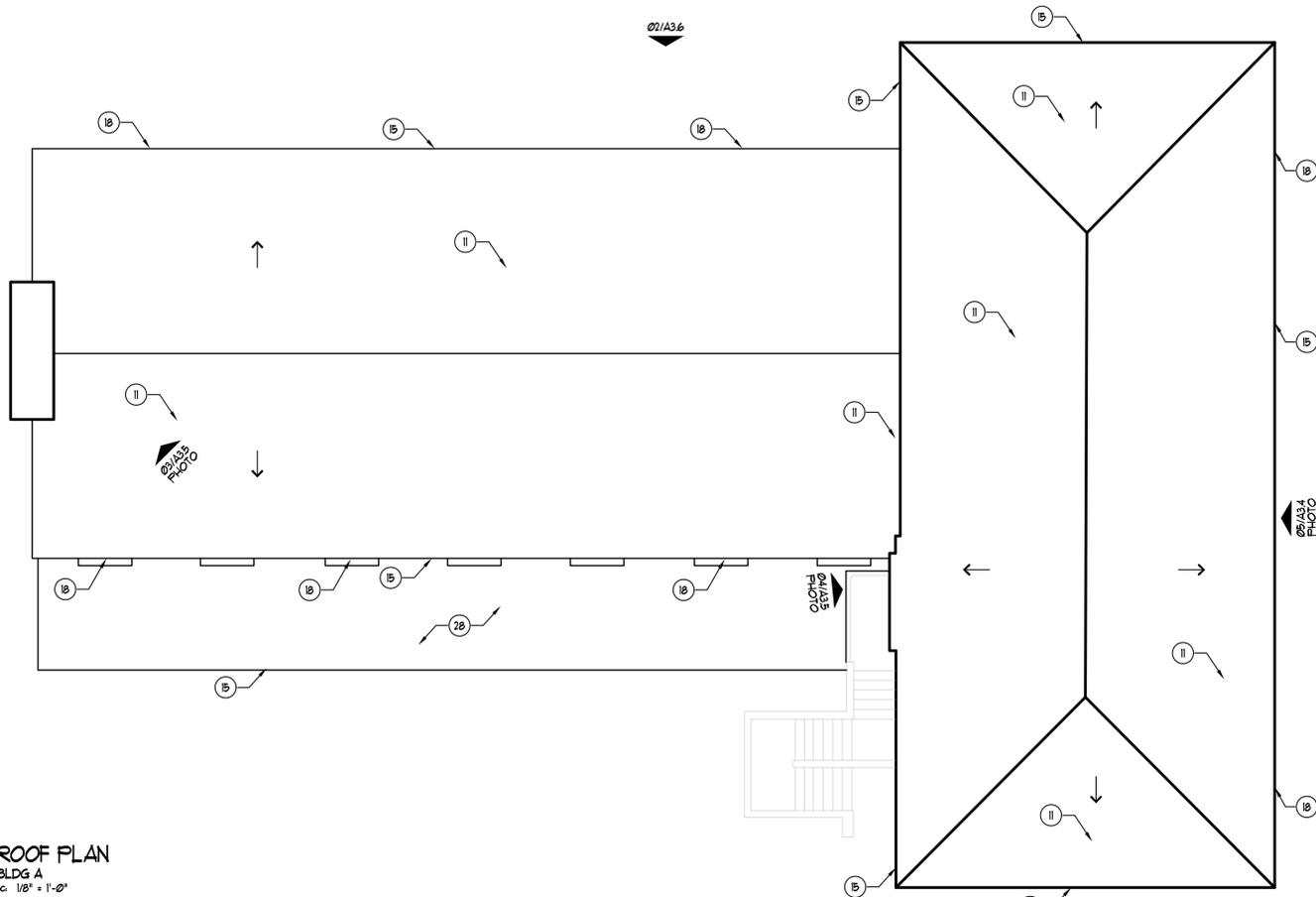
07 PHOTO
BLDG A - NEW WORK
sc. N.T.S.



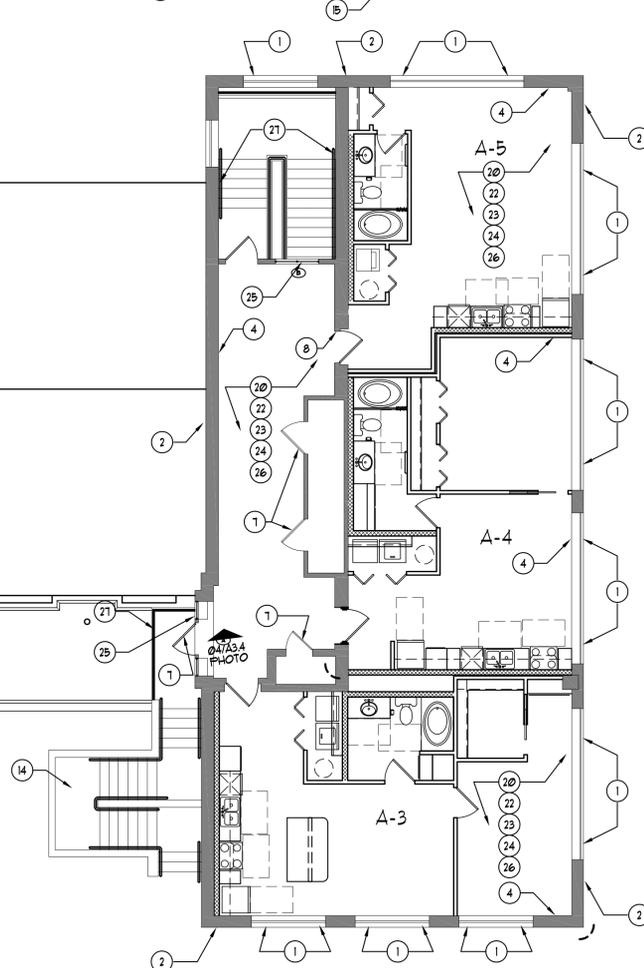
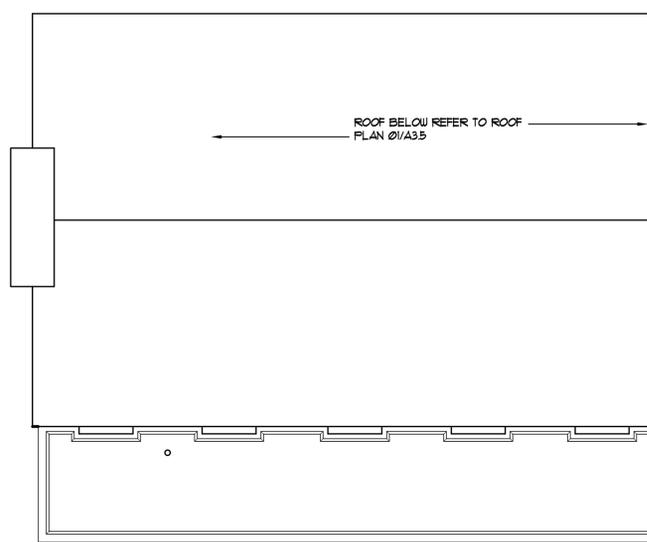
08 PHOTO
BLDG A - NEW WORK
sc. N.T.S.

SAWCUT STRAIGHT VERTICAL
CRACKED BRICK, MINIMIZE WIDTH, FILL
WITH GROUT WITH SMOOTH FINISH

01 ROOF PLAN
BLDG A
SC 1/8" = 1'-0"



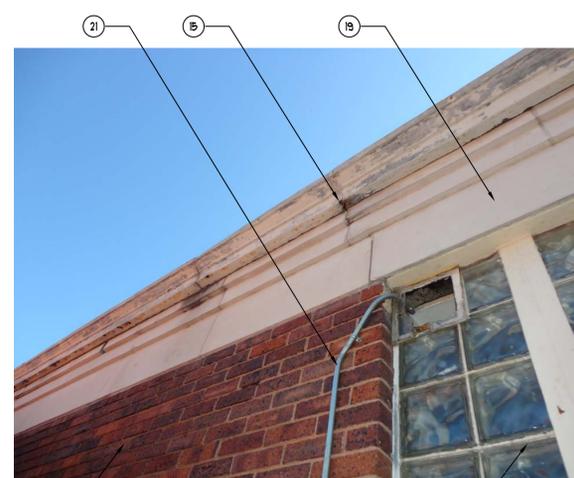
02 2ND FLOOR PLAN
BLDG A
SC 1/8" = 1'-0"



03 2ND FLOOR PLAN
BLDG A
SC 1/8" = 1'-0"



04 2ND FLOOR PLAN
BLDG A
SC 1/8" = 1'-0"



05 2ND FLOOR PLAN
BLDG A
SC 1/8" = 1'-0"



NEW WORK KEYNOTES

- EXISTING METAL CASEMENT WINDOWS TO REMAIN, REFER TO SHEET A02 FOR NEW WORK GENERAL NOTES
- DAMAGED MORTAR, TO BE REPAIRED, REFER TO SHEET A02 FOR NEW WORK GENERAL NOTES, TYPICAL THRU ENTIRE BUILDING
- EXISTING WINDOW TRANSOM AT INTERIOR HALLWAY TO REMAIN, TRANSOMS TO BE FIXED (NO MOVING PARTS) REFER TO SHEET A02 FOR NEW WORK GENERAL NOTES
- REINSTALL EXISTING BASE, REPLACE DAMAGED BASE TO MATCH EXISTING AT EXISTING WALLS, INSTALL NEW BASE (STRAIGHT STOCK) AT NEW WALL CONSTRUCTION, PREPARE AND PAINT
- AT REMOVED PLUMBING FIXTURES, MEDICINE CABINETS AND TOILET PARTITIONS AT LAVATORY, URINALS, SHOWERS AND WATER CLOSET AREAS - PATCH ALL WALLS AND FLOORS WITH MATERIALS TO MATCH EXISTING
- EXISTING ATTIC ACCESS TO REMAIN - INSTALL NEW REMOVABLE PANEL AND SURFACE TRIM - PREPARE AND PAINT
- EXISTING DOORS TO REMAIN, PREPARE AND PAINT
- EXISTING DOORS REMOVED, PATCH FRAMES OR REPLACE, PREPARE AND PAINT
- ALL EXISTING HARDWARE TO BE REPLACED WITH NEW HARDWARE
- AT REMOVED VEGETATION AT PERIMETER OF BUILDINGS REFER TO LANDSCAPE DRAWINGS FOR NEW WORK, AT PLANTER, FILL WITH PEA GRAVEL TO TOP OF CASTSTONE
- INSTALL NEW ROOF DECK WHERE NEEDED, INSTALL NEW UNDERLAYMENT AS SPECIFIED, INSTALL NEW ROOF FLASHING, REINSTALL EXISTING TILE ROOF UNITS AND PROVIDE NEW TO MATCH EXISTING WHERE NEEDED, MIX EXISTING AND NEW TILE UNITS
- REFER TO MEP FOR NEW HVAC WORK
- REFER TO MEP FOR NEW MECHANICAL EQUIPMENT
- NEW EXTERIOR RAMP
- EXISTING GUTTER, REPAIR JOINTS AS REQUIRED ADD NEW SECTIONS, WHERE NEEDED, TO MATCH EXISTING, STRIP PREPARE AND PAINT
- INFILL WALL WITH MATERIALS TO MATCH EXISTING
- NEW METAL RAILING - PREPARE AND PAINT
- EXISTING DOWNSPOUT TO BE REINSTALLED, REPAIR JOINTS AS REQUIRED ADD NEW SECTIONS, WHERE NEEDED, TO MATCH EXISTING STRIP PREPARE AND PAINT
- CAST STONE TO REMAIN REFER TO SHEET A02 FOR NEW WORK GENERAL NOTES
- REFER TO MEP FOR NEW INTERIOR ELECTRICAL EQUIPMENT AND REQUIREMENTS
- REFER TO MEP FOR EXTERIOR SECURITY LIGHTING AND REQUIREMENTS
- REFER TO MEP FOR INTERIOR AND EXTERIOR PLUMBING EQUIPMENT AND REQUIREMENTS
- ALL FLOORS ARE TO BE CLEANED FROM ALL FOREIGN MATERIALS, PATCH CONCRETE WHERE NEEDED AND PREPARE FOR FINISH MATERIALS AS SELECTED, EXISTING TERRAZZO FLOOR FINISH AT STAIRS TO REMAIN REPAIR AS REQUIRED, CLEAN AND POLISH
- ALL INTERIOR WALLS ARE TO BE CLEANED FROM ALL FOREIGN MATERIALS, PATCHED WHERE NEEDED, WITH MATERIALS TO MATCH EXISTING, PREPARE AND PAINT
- AT EXTERIOR REMOVED GLASS BLOCK INSTALL NEW METAL CASEMENT WINDOW, PREPARE AND PAINT, AT INTERIOR REMOVED GLASS BLOCK, INSTALL NEW WALL, PREPARE AND PAINT
- ALL INTERIOR AND EXTERIOR CEILINGS ARE TO BE CLEANED FROM ANY FOREIGN MATERIAL, PATCHED WHERE NEEDED, WITH MATERIALS TO MATCH EXISTING, PREPARE AND PAINT
- INSTALL NEW HANDRAILS / GUARDRAILS, PAINT
- NEW SINGLE PLY ROOF AND NEW FLASHING AS SPECIFIED
- METAL GRATE VENTS, REMOVE EXISTING FINISH TO BARE METAL, PROVIDE NEW GRATE VENT TO MATCH EXISTING WHERE MISSING, PREPARE AND PAINT
- BUILD NEW DISPLAY CASE, REF, DETAIL 08/A34 (AT ORIGINAL DISPLAY CASE LOCATION)
- CLEAN ALL SPLASHBLOCKS AND RELOCATE AT ORIGINAL LOCATION, PROVIDE NEW TO MATCH EXISTING WHERE MISSING
- REFER TO CIVIL FOR NEW FLATWORK AREAS

NEW WORK LEGEND :

	EXISTING WALLS TO REMAIN
	NEW 3 1/2" STUD WALL
	NEW 3 1/2" STUD WALL WITH BLOCKING
	NEW 3 1/2" STUD WALL 1 HR FIRE RATED
	NEW 5 1/2" STUD PLUMBING WALL

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EXISTING BLDG. A
2ND FLR. & ROOF
PLAN NEW WORK

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Project No. 14005

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Page

A3.5



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Page

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NEW WORK KEYNOTES

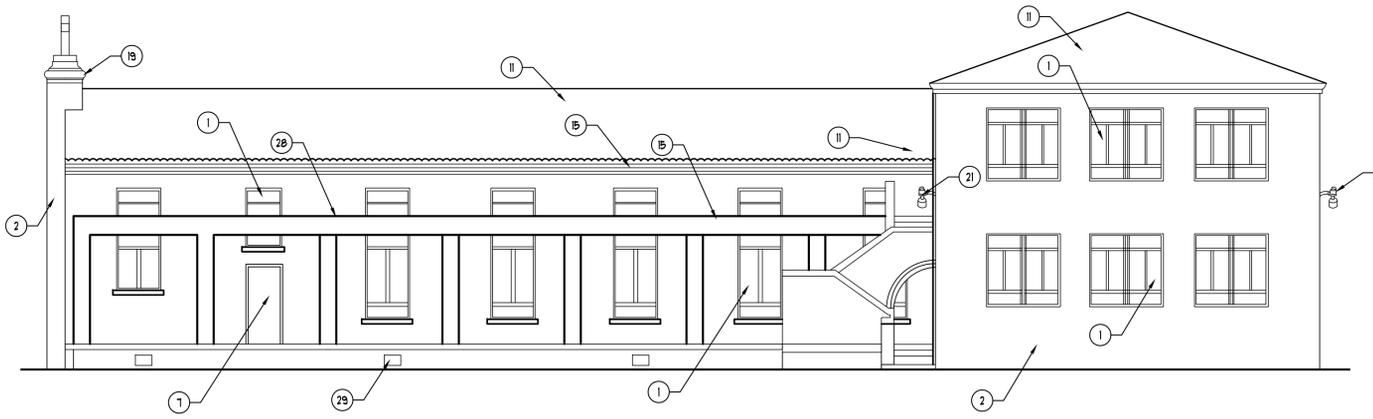
1. EXISTING METAL CASEMENT WINDOWS TO REMAIN, REFER TO SHEET A02 FOR NEW WORK GENERAL NOTES
2. DAMAGED MORTAR, TO BE REPAIRED, REFER TO SHEET A02 FOR NEW WORK GENERAL NOTES. TYPICAL THRU ENTIRE BUILDING
3. EXISTING WINDOW TRANSOM AT INTERIOR HALLWAY TO REMAIN, TRANSOMS TO BE FIXED (NO MOVING PARTS) REFER TO SHEET A02 FOR NEW WORK GENERAL NOTES
4. REINSTALL EXISTING BASE, REPLACE DAMAGED BASE TO MATCH EXISTING AT EXISTING WALLS, INSTALL NEW BASE (STRAIGHT STOCK) AT NEW WALL CONSTRUCTION, PREPARE AND PAINT
5. AT REMOVED PLUMBING FIXTURES, MEDICINE CABINETS AND TOILET PARTITIONS AT LAVATORY, URINALS, SHOWERS AND WATER CLOSET AREAS - PATCH ALL WALLS AND FLOORS WITH MATERIALS TO MATCH EXISTING
6. EXISTING ATTIC ACCESS TO REMAIN - INSTALL NEW REMOVABLE PANEL AND SURFACE TRIM - PREPARE AND PAINT
7. EXISTING DOORS TO REMAIN, PREPARE AND PAINT
8. EXISTING DOORS REMOVED, PATCH FRAMES OR REPLACE, PREPARE AND PAINT
9. ALL EXISTING HARDWARE TO BE REPLACED WITH NEW HARDWARE
10. AT REMOVED VEGETATION AT PERIMETER OF BUILDINGS REFER TO LANDSCAPE DRAWINGS FOR NEW WORK. AT PLANTER, FILL WITH FEA GRAVEL TO TOP OF CASTSTONE
11. INSTALL NEW ROOF DECK WHERE NEEDED, INSTALL NEW UNDERLAMENT AS SPECIFIED, INSTALL NEW ROOF FLASHING, REINSTALL EXISTING TILE ROOF UNITS AND PROVIDE NEW TO MATCH EXISTING WHERE NEEDED, MIX EXISTING AND NEW TILE UNITS
12. REFER TO MEP FOR NEW HVAC WORK
13. REFER TO MEP FOR NEW MECHANICAL EQUIPMENT
14. NEW EXTERIOR RAMP
15. EXISTING GUTTER, REPAIR JOINTS AS REQUIRED ADD NEW SECTIONS, WHERE NEEDED, TO MATCH EXISTING, STRIP PREPARE AND PAINT
16. INFILL WALL WITH MATERIALS TO MATCH EXISTING
17. NEW METAL RAILING - PREPARE AND PAINT
18. EXISTING DOWNSPOUT TO BE REINSTALLED, REPAIR JOINTS AS REQUIRED ADD NEW SECTIONS, WHERE NEEDED, TO MATCH EXISTING, STRIP PREPARE AND PAINT
19. CAST STONE TO REMAIN REFER TO SHEET A02 FOR NEW WORK GENERAL NOTES
20. REFER TO MEP FOR NEW INTERIOR ELECTRICAL EQUIPMENT AND REQUIREMENTS
21. REFER TO MEP FOR EXTERIOR SECURITY LIGHTING AND REQUIREMENTS
22. REFER TO MEP FOR INTERIOR AND EXTERIOR PLUMBING EQUIPMENT AND REQUIREMENTS
23. ALL FLOORS ARE TO BE CLEANED FROM ALL FOREIGN MATERIALS, PATCH CONCRETE WHERE NEEDED AND PREPARE FOR FINISH MATERIALS AS SELECTED, EXISTING TERRAZO FLOOR FINISH AT STAIRS TO REMAIN REPAIR AS REQUIRED, CLEAN AND POLISH
24. ALL INTERIOR WALLS ARE TO BE CLEANED FROM ALL FOREIGN MATERIALS, PATCHED WHERE NEEDED, WITH MATERIALS TO MATCH EXISTING, PREPARE AND PAINT
25. AT EXTERIOR REMOVED GLASS BLOCK INSTALL NEW METAL CASEMENT WINDOW, PREPARE AND PAINT, AT INTERIOR REMOVED GLASS BLOCK, INSTALL NEW WALL, PREPARE AND PAINT
26. ALL INTERIOR AND EXTERIOR CEILING ARE TO BE CLEANED FROM ANY FOREIGN MATERIAL, PATCHED WHERE NEEDED, WITH MATERIALS TO MATCH EXISTING, PREPARE AND PAINT
27. INSTALL NEW HANDRAILS / GUARDRAILS, PAINT
28. NEW SINGLE PLY ROOF AND NEW FLASHING AS SPECIFIED
29. METAL GRATE VENTS, REMOVE EXISTING FINISH TO BARE METAL, PROVIDE NEW GRATE VENT TO MATCH EXISTING WHERE MISSING, PREPARE AND PAINT
30. BUILD NEW DISPLAY CASE, REF. DETAIL 08/A314 (AT ORIGINAL DISPLAY CASE LOCATION)
31. CLEAN ALL SPLASHBLOCKS AND RELOCATE AT ORIGINAL LOCATION, PROVIDE NEW TO MATCH EXISTING WHERE MISSING
32. REFER TO CIVIL FOR NEW FLATWORK AREAS



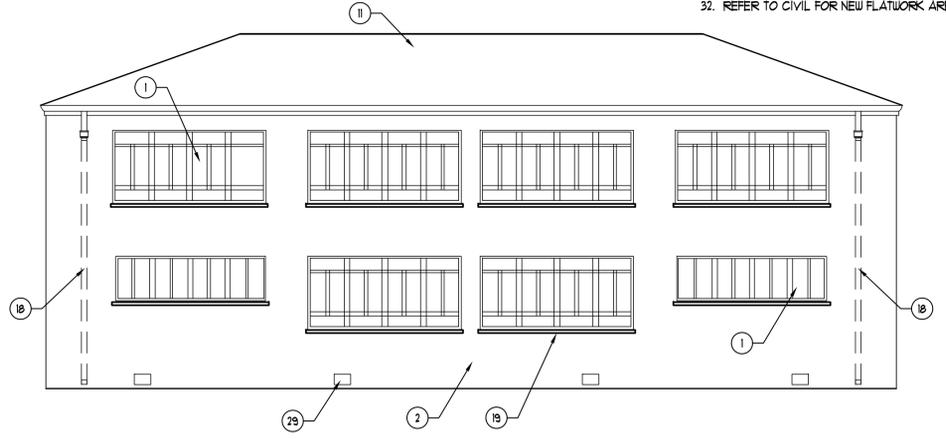
05 PHOTO
BLDG A - NEW WORK
SC. 1/8" = 1'-0"



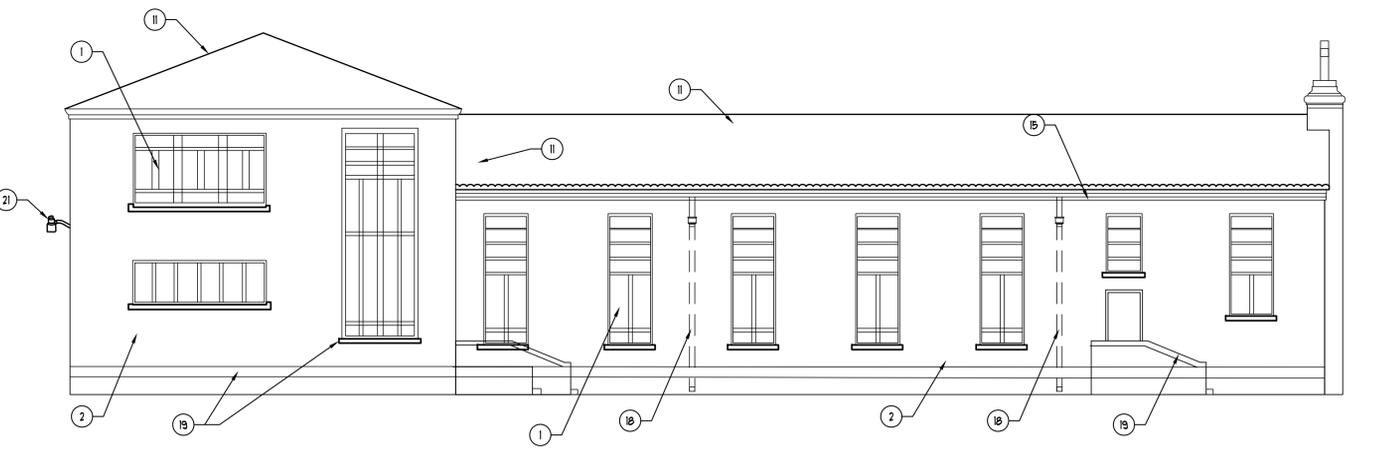
06 PHOTO
BLDG A - NEW WORK
SC. 1/8" = 1'-0"



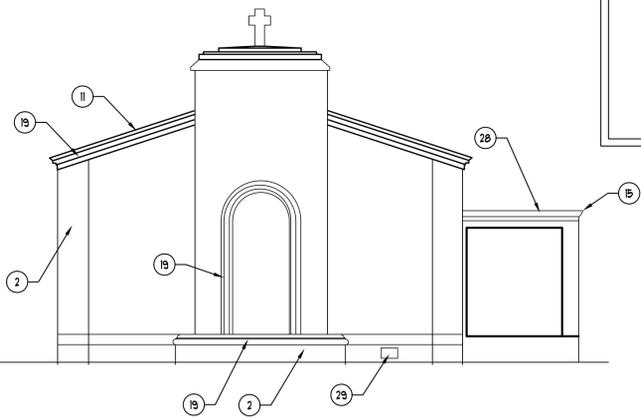
01 SOUTH ELEVATION
BLDG A - NEW WORK
SC. 1/8" = 1'-0"



03 EAST ELEVATION
BLDG A - NEW WORK
SC. 1/8" = 1'-0"



02 NORTH ELEVATION
BLDG A - NEW WORK
SC. 1/8" = 1'-0"



04 WEST ELEVATION
BLDG A - NEW WORK
SC. 1/8" = 1'-0"

NEW WORK LEGEND :

	EXISTING WALLS TO REMAIN
	NEW 3/2" STUD WALL
	NEW 3/2" STUD WALL WITH BLOCKING
	NEW 3/2" STUD WALL 1 HR FIRE RATED
	NEW 5/2" STUD PLUMBING WALL



02 PHOTO
EXISTING BLDG. B NEW WORK
SC. N.T.S.



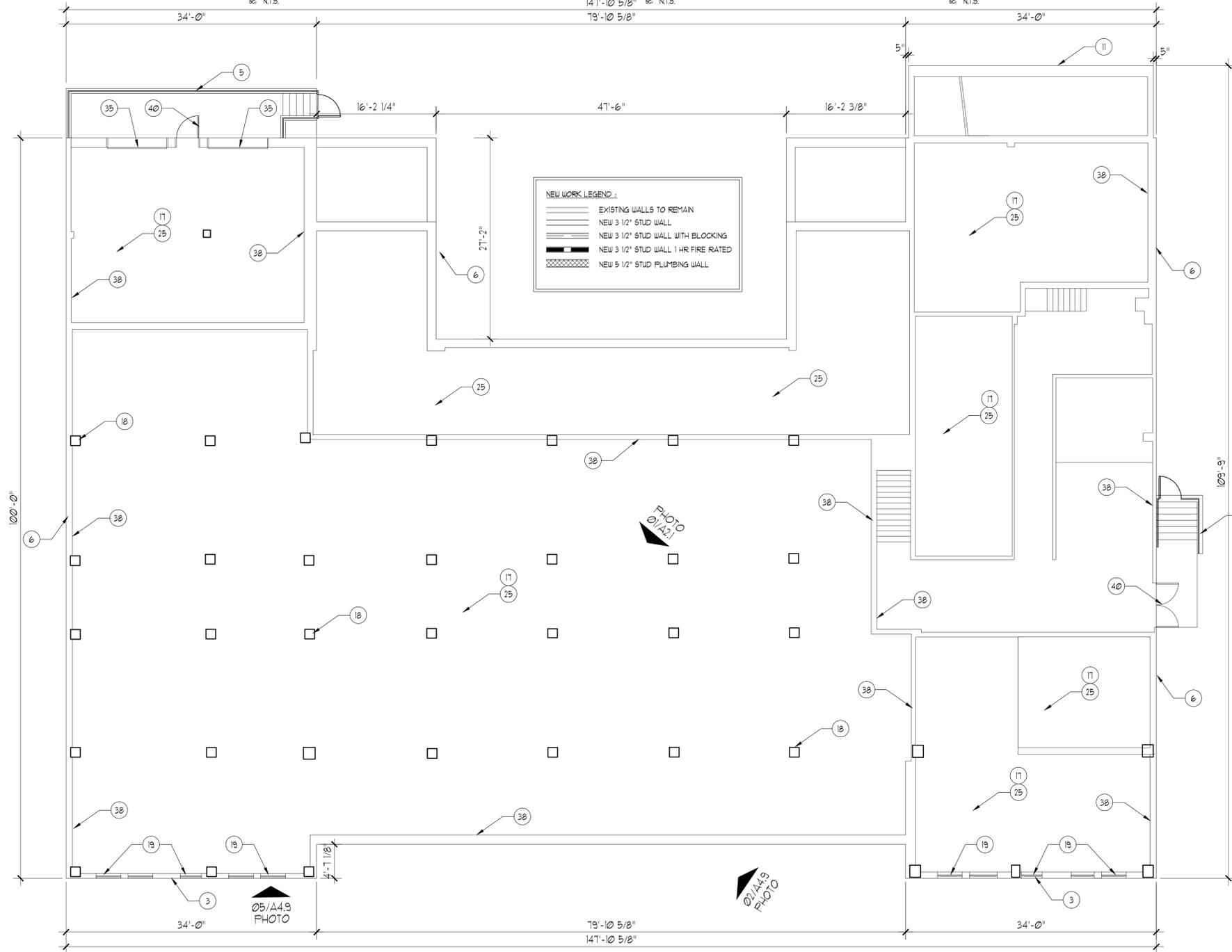
03 PHOTO
EXISTING BLDG. B NEW WORK
147'-10 5/8" SC. N.T.S.
79'-10 5/8"



04 PHOTO
EXISTING BLDG. B NEW WORK
SC. N.T.S.

NEW WORK KEYNOTES

1. EXISTING METAL FIRESCAPE AND RAILING TO REMAIN, INSTALL METAL VERTICAL PLATES AT 2ND AND 4TH VERTICAL HANDRAIL SUPPORTS, PREPARE AND PAINT
2. AT FIRE DAMAGED WINDOW AND FRAME LOCATIONS PROVIDE NEW WINDOWS AND FRAMES TO MATCH EXISTING, FRAMES SASH TRIM ETC.
3. EXISTING WOOD WINDOWS TO REMAIN, REFER TO SHEET A02 FOR NEW WORK GENERAL NOTES
4. EXISTING METAL WINDOWS TO REMAIN, REFER TO SHEET A02 FOR NEW WORK GENERAL NOTES
5. NEW METAL HANDRAIL, GUARDRAIL, PAINT
6. REMOVED OR MISSING MORTAR TO BE REPLACED WITH MORTAR TO MATCH EXISTING, REFER SHEET A02 FOR NEW WORK GENERAL NOTES, TYPICAL THRU ENTIRE BUILDING
7. EXISTING GUTTER, METAL FASCIA, METAL SOFFIT AND METAL DECORATIVE CORBELS TO REMAIN, REPLACE PORTION OF DAMAGED GUTTER AND DAMAGED CORBELS WITH MATERIALS TO MATCH EXISTING, REPAIR DAMAGED JOINTS, REMOVE EXISTING FINISH TO METAL, PREPARE AND PAINT (FIELD VERIFY ENTIRE BUILDING)
8. BEFORE REINSTALLING DOWNSPOUTS REMOVE EXISTING FINISH TO METAL, REPAIR JOINTS, REPLACE DAMAGED SECTIONS TO MATCH EXISTING, PREPARE AND PAINT, REINSTALL AFTER MASONRY IS CLEANED
9. INSTALL NEW ROOF DECK WHERE NEEDED, INSTALL NEW UNDERLAYMENT AS SPECIFIED, INSTALL NEW FLASHING WHERE NEEDED, REINSTALL EXISTING TILE ROOF UNITS AND PROVIDE NEW TO MATCH EXISTING, MIX EXISTING AND NEW TILE UNITS.
10. EXISTING STRUCTURE TO REMAIN, CLEAN, PREPARE AND PAINT, AT EXISTING BRICK VENT, CLEAN
11. AT EXISTING STRUCTURE REMOVED PATCH AND REPAIR ALL DAMAGED AREAS WITH MATERIALS TO MATCH EXISTING, FINISH TO MATCH EXISTING
12. REFER TO M.E.P. FOR EXTERIOR SECURITY LIGHTING AND REQUIREMENTS
13. REFER TO M.E.P. FOR INTERIOR AND EXTERIOR PLUMBING EQUIPMENT AND REQUIREMENTS
14. AT REMOVED EXISTING LIFT PATCH AND REPAIR ALL VOIDS AND DAMAGED AREAS WITH MATERIALS TO MATCH EXISTING, INSTALL NEW CHAIR LIFT AS SPECIFIED
15. AT REMOVED EXISTING LOW PARTITIONS PATCH AND REPAIR DAMAGED WALLS AND FLOORING WITH MATERIALS TO MATCH EXISTING
16. REFER TO M.E.P. FOR INTERIOR LIGHTING EQUIPMENT AND REQUIREMENTS
17. WHERE EXISTING INTERIOR OR EXTERIOR CEILING PANELS GLUED TO CEILING OR SUSPENDED CEILING, HAVE BEEN REMOVED, OR DAMAGED CEILING, PATCH AND REPAIR DAMAGED AREAS WITH MATERIALS TO MATCH EXISTING, PREPARE AND PAINT
18. EXISTING INTERIOR COLUMNS AND WALLS TO REMAIN PATCH AND REPAIR DAMAGED AREAS WITH MATERIALS TO MATCH EXISTING
19. WHERE EXISTING INTERIOR WINDOW BLINDS HAVE BEEN REMOVED, PATCH AND REPAIR DAMAGED AREAS WITH MATERIALS TO MATCH EXISTING
20. AT EXISTING REMOVED PLUMBING FIXTURES AND TILE AT LAVATORY, SHOWER, URINALS AND WATER CLOSET AREAS, PATCH AND REPAIR DAMAGED AREAS WITH MATERIALS TO MATCH EXISTING
21. AT EXISTING LOW TILE PARTITIONS AT LAVATORY, SHOWER, URINALS AND WATER CLOSET AREAS REMOVED, PATCH AND REPAIR DAMAGED AREAS WITH MATERIALS TO MATCH EXISTING
22. AT EXISTING TILE FLOORING AT LAVATORY, SHOWER, URINALS AND WATER CLOSET AREAS REMOVED PATCH AND REPAIR WITH MATERIALS TO MATCH EXISTING
23. AT EXISTING METAL PARTITIONS AND ALL ATTACHMENTS AT WATER CLOSET AREAS REMOVED, PATCH AND REPAIR DAMAGED AREAS WITH MATERIALS TO MATCH EXISTING
24. REFER TO M.E.P. FOR REQUIRED CHASES
25. ALL FLOORS TO BE CLEANED FROM ALL FOREIGN MATERIALS AND PREPARED FOR NEW FINISHES
26. ALL EXTERIOR SURFACES OF BUILDING TO BE CLEANED OF ALL FOREIGN MATERIALS REFER TO SHEET A02 FOR NEW WORK GENERAL NOTES, AND AS SPECIFIED
27. REFER TO M.E.P. FOR MECHANICAL EQUIPMENT AND REQUIREMENTS
28. DUCT CHASE AND PLUMBING PIPES THRU EXISTING CONCRETE SLAB REMOVED, PATCH AND REPAIR WITH MATERIALS TO MATCH EXISTING, COORDINATE WITH M.E.P. NEW WORK
29. REFER CIVIL DRAWINGS FOR NEW FLAT CONCRETE WORK
30. CAST STONE TO REMAIN, REFER TO SHEET A02 FOR NEW WORK GENERAL NOTES
31. EXISTING ROOF EXHAUST VENTS TO REMAIN, REMOVE EXISTING FINISH TO METAL, PREPARE AND PAINT
32. EXISTING METAL GRATE VENTS TO REMAIN, REMOVE EXISTING FINISH TO METAL, PREPARE AND PAINT, PROVIDE NEW TO MATCH EXISTING WHERE NEEDED
33. INSTALL NEW HARDROCK CONCRETE FLOOR FINISH WITH NEW FLASHING
34. EXISTING WOOD TRANSOM TO REMAIN, REPAIR DAMAGED FRAME, TRIM, GLAZING, SEALANT, PREPARE AND PAINT, REFER TO SHEET A02 FOR NEW WORK GENERAL NOTES
35. EXISTING DOOR TO REMAIN, REPAIR DAMAGED AREAS, PREPARE AND PAINT
36. EXISTING DOOR REMOVED, REPAIR DAMAGED HEAD, JAMBS, PREPARE AND PAINT
37. PROVIDE NEW HARDWARE
38. REINSTALL EXISTING BASE, REPLACE DAMAGED BASE TO MATCH EXISTING AT EXISTING WALLS, INSTALL NEW BASE (STRAIGHT STOCK) AT NEW WALL CONSTRUCTION, PREPARE AND PAINT
39. EXISTING SPLASHBLOCKS TO BE CLEANED AND RELOCATED, PROVIDE NEW TO MATCH EXISTING WHERE NEEDED
40. NEW DOORS REFER TO DOOR SCHEDULE
41. AT DAMAGED ATTIC VENT, REPLACE DAMAGED AREAS WITH MATERIALS TO MATCH EXISTING, PREPARE AND PAINT
42. AT REMOVED VEGETATION AT PERIMETER OF BUILDING, REFER TO SHEET A02 FOR NEW WORK GENERAL NOTES
43. AT REMOVED RAISED FLOOR AREA AT 2ND FLOOR, PATCH AND REPAIR ANY DAMAGE OR FLOOR PENETRATIONS, WITH MATERIALS TO MATCH EXISTING
44. INSTALL NEW ROOF DECK WHERE DAMAGED, INSTALL NEW SINGLE PLY ROOF AS SPECIFIED



01 BASEMENT
EXISTING BLDG. B NEW WORK
SC. 1/8" = 1'-0"



05 PHOTO
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SC. N.T.S.

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San Antonio, TX**

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02 PHOTO
EXISTING BLDG. B NEW WORK
SC. N.T.S.



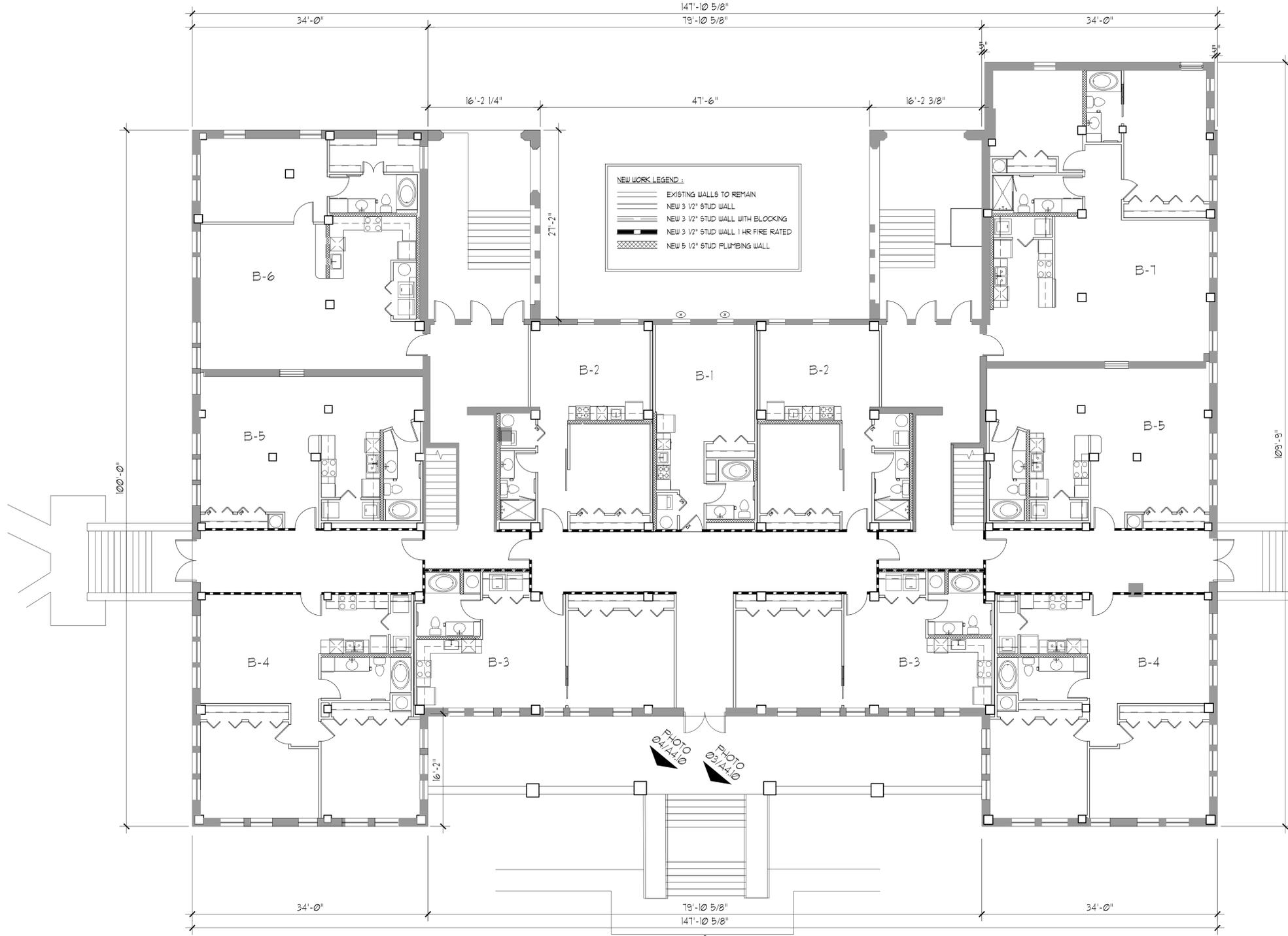
03 PHOTO
EXISTING BLDG. B NEW WORK
SC. N.T.S.



04 PHOTO
EXISTING BLDG. B NEW WORK
SC. N.T.S.

NEW WORK KEYNOTES

1. EXISTING METAL FIRESCAPE AND RAILING TO REMAIN, INSTALL METAL VERTICAL PLATES AT 2ND AND 4TH VERTICAL HANDRAIL SUPPORTS, PREPARE AND PAINT
2. AT FIRE DAMAGED WINDOW AND FRAME LOCATIONS PROVIDE NEW WINDOWS AND FRAMES TO MATCH EXISTING FRAMES SASH, TRIM ETC.
3. EXISTING WOOD WINDOWS TO REMAIN, REFER TO SHEET A02 FOR NEW WORK GENERAL NOTES
4. EXISTING METAL WINDOWS TO REMAIN, REFER TO SHEET A02 FOR NEW WORK GENERAL NOTES
5. NEW METAL HANDRAIL, GUARDRAIL, PAINT
6. REMOVED OR MISSING MORTAR TO BE REPLACED WITH MORTAR TO MATCH EXISTING, REFER SHEET A02 FOR NEW WORK GENERAL NOTES, TYPICAL THRU ENTIRE BUILDING
7. EXISTING GUTTER, METAL FASCIA, METAL SOFFIT AND METAL DECORATIVE CORBELS TO REMAIN, REPLACE PORTION OF DAMAGED GUTTER AND DAMAGED CORBELS WITH MATERIALS TO MATCH EXISTING, REPAIR DAMAGED JOINTS, REMOVE EXISTING FINISH TO METAL, PREPARE AND PAINT (FIELD VERIFY ENTIRE BUILDING)
8. BEFORE REINSTALLING DOWNSPOUTS, REMOVE EXISTING FINISH TO METAL, REPAIR JOINTS, REPLACE DAMAGED SECTIONS TO MATCH EXISTING, PREPARE AND PAINT, REINSTALL AFTER MASONRY IS CLEARED
9. INSTALL NEW ROOF DECK WHERE NEEDED, INSTALL NEW UNDERLAYMENT AS SPECIFIED, INSTALL NEW FLASHING WHERE NEEDED, REINSTALL EXISTING TILE ROOF UNITS AND PROVIDE NEW TO MATCH EXISTING, MIX EXISTING AND NEW TILE UNITS.
10. EXISTING STRUCTURE TO REMAIN, CLEAN, PREPARE AND PAINT, AT EXISTING BRICK VENT, CLEAN
11. AT EXISTING STRUCTURE REMOVED PATCH AND REPAIR ALL DAMAGED AREAS WITH MATERIALS TO MATCH EXISTING, FINISH TO MATCH EXISTING
12. REFER TO M.E.P. FOR EXTERIOR SECURITY LIGHTING AND REQUIREMENTS
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19. WHERE EXISTING INTERIOR WINDOW BLINDS HAVE BEEN REMOVED, PATCH AND REPAIR DAMAGED AREAS WITH MATERIALS TO MATCH EXISTING
20. AT EXISTING REMOVED PLUMBING FIXTURES AND TILE AT LAVATORY, SHOWER, URINALS AND WATER CLOSET AREAS, PATCH AND REPAIR DAMAGED AREAS WITH MATERIALS TO MATCH EXISTING
21. AT EXISTING LOW TILE PARTITIONS AT LAVATORY, SHOWER, URINALS AND WATER CLOSET AREAS REMOVED, PATCH AND REPAIR DAMAGED AREAS WITH MATERIALS TO MATCH EXISTING
22. AT EXISTING TILE FLOORING AT LAVATORY, SHOWER, URINALS AND WATER CLOSET AREAS REMOVED PATCH AND REPAIR WITH MATERIALS TO MATCH EXISTING
23. AT EXISTING METAL PARTITIONS AND ALL ATTACHMENTS AT WATER CLOSET AREAS REMOVED, PATCH AND REPAIR DAMAGED AREAS WITH MATERIALS TO MATCH EXISTING
24. REFER TO M.E.P. FOR REQUIRED CHASES
25. ALL FLOORS TO BE CLEANED FROM ALL FOREIGN MATERIALS AND PREPARED FOR NEW FINISHES
26. ALL EXTERIOR SURFACES OF BUILDING TO BE CLEANED OF ALL FOREIGN MATERIALS REFER TO SHEET A02 FOR NEW WORK GENERAL NOTES, AND AS SPECIFIED
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30. CAST STONE TO REMAIN, REFER TO SHEET A02 FOR NEW WORK GENERAL NOTES
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32. EXISTING METAL GRATE VENTS TO REMAIN, REMOVE EXISTING FINISH TO METAL, PREPARE AND PAINT, PROVIDE NEW TO MATCH EXISTING WHERE NEEDED
33. INSTALL NEW HARDWOOD CONCRETE FLOOR FINISH WITH NEW FLASHING
34. EXISTING WOOD TRANSOM TO REMAIN, REPAIR DAMAGED FRAME, TRIM, GLAZING, SEALANT, PREPARE AND PAINT, REFER TO SHEET A02 FOR NEW WORK GENERAL NOTES
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37. PROVIDE NEW HARDWARE
38. REINSTALL EXISTING BASE, REPLACE DAMAGED BASE TO MATCH EXISTING AT EXISTING WALLS, INSTALL NEW BASE (STRAIGHT STOCK) AT NEW WALL CONSTRUCTION, PREPARE AND PAINT
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01 FIRST FLOOR
EXISTING BLDG. B NEW WORK
SC. 1/8\"/>

05/A4.10 PHOTO
02/A4.10 PHOTO



05 PHOTO
EXISTING BLDG. B NEW WORK
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2ND FLOOR PLAN
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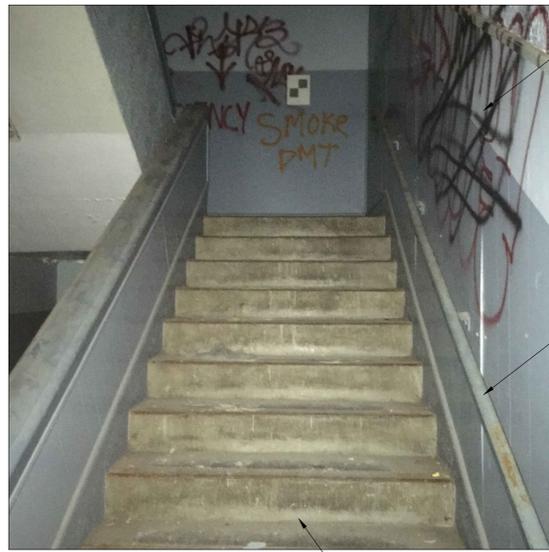
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A4.11

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33. INSTALL NEW HARDBOARD CONCRETE FLOOR FINISH WITH NEW FLASHING
34. EXISTING WOOD TRANSOM TO REMAIN, REPAIR DAMAGED FRAME, TRIM, GLAZING, SEALANT, PREPARE AND PAINT, REFER TO SHEET A02 FOR NEW WORK GENERAL NOTES
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42. AT REMOVED VEGETATION AT PERIMETER OF BUILDING, REFER TO SHEET A02 FOR NEW WORK GENERAL NOTES

NEW WORK LEGEND:	
	EXISTING WALLS TO REMAIN
	NEW 3 1/2" STUD WALL
	NEW 3 1/2" STUD WALL WITH BLOCKING
	NEW 3 1/2" STUD WALL 1 HR FIRE RATED
	NEW 5 1/2" STUD PLUMBING WALL



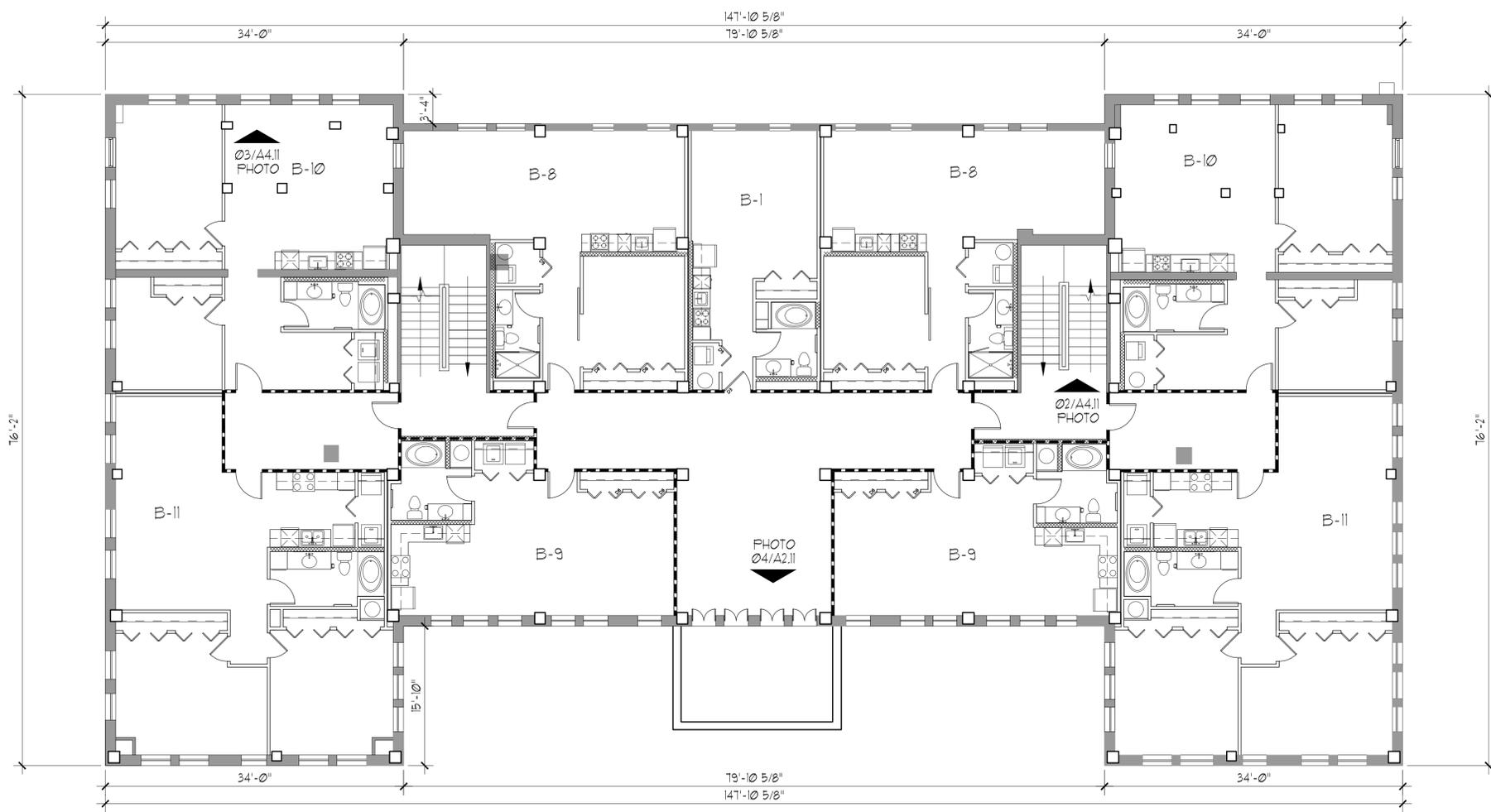
02 PHOTO
EXISTING BLDG. B NEW WORK
sc. N.T.S.



03 PHOTO
EXISTING BLDG. B NEW WORK
sc. N.T.S.



04 PHOTO
EXISTING BLDG. B NEW WORK
sc. N.T.S.



01 SECOND FLOOR
EXISTING BLDG. B NEW WORK
sc. 1/8" = 1'-0"



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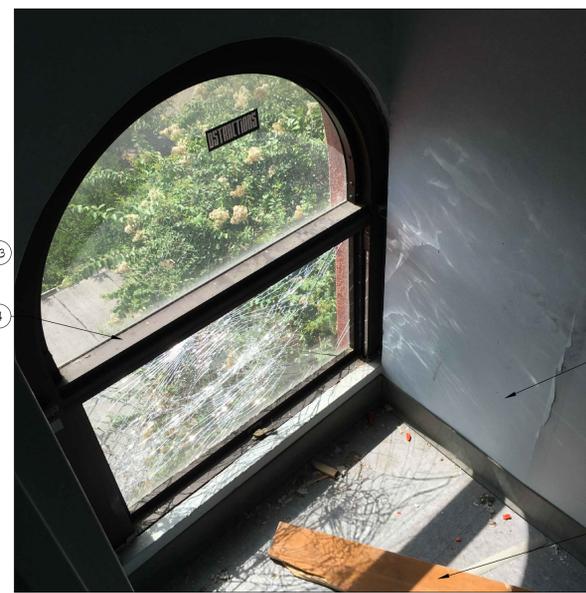
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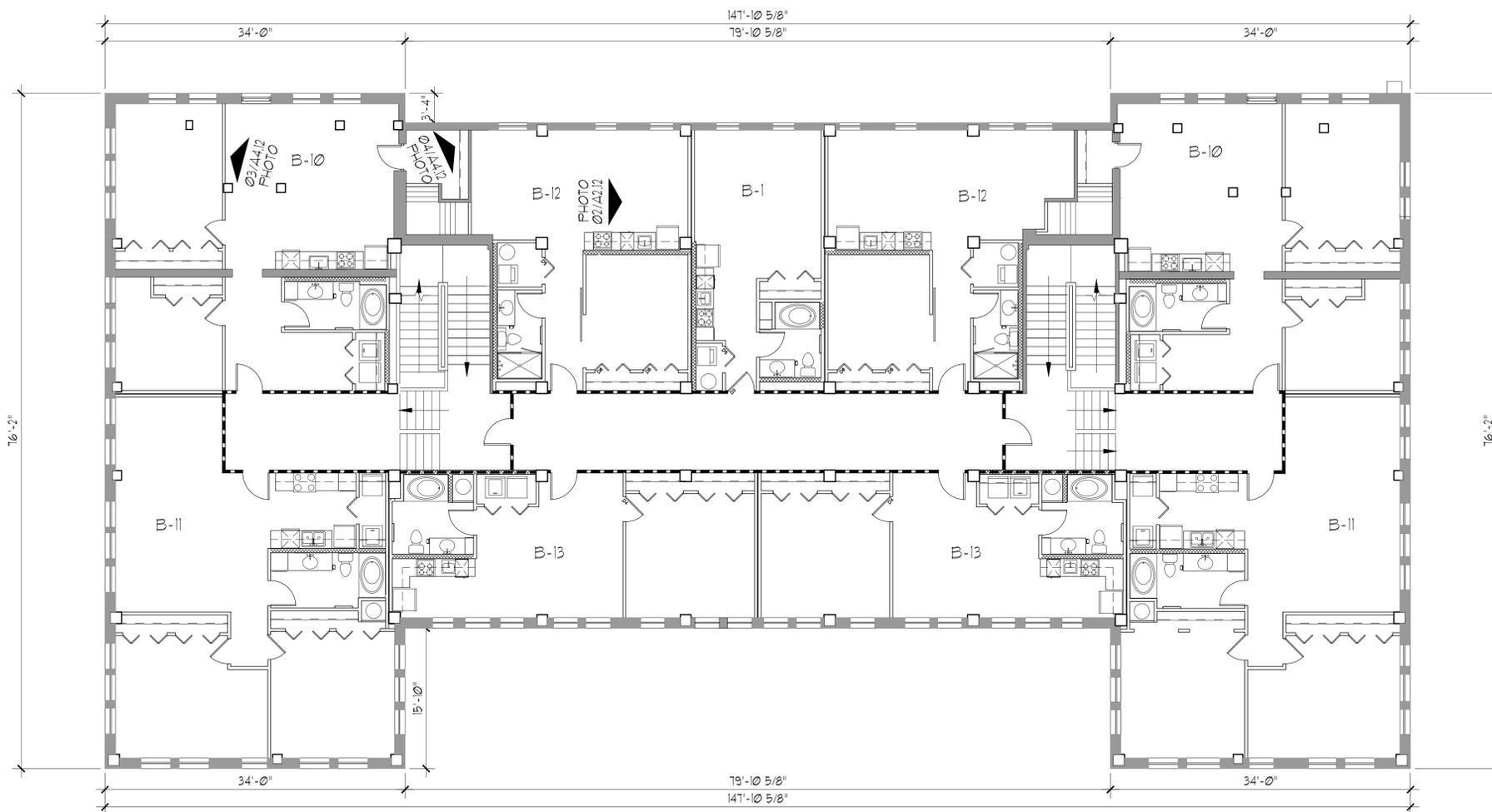
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 sc. NT.5.



03 PHOTO
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04 PHOTO
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01 THIRD FLOOR
 EXISTING BLDG. B NEW WORK
 sc. 1/8" = 1'-0"

NEW WORK LEGEND :	
	EXISTING WALLS TO REMAIN
	NEW 3 1/2" STUD WALL
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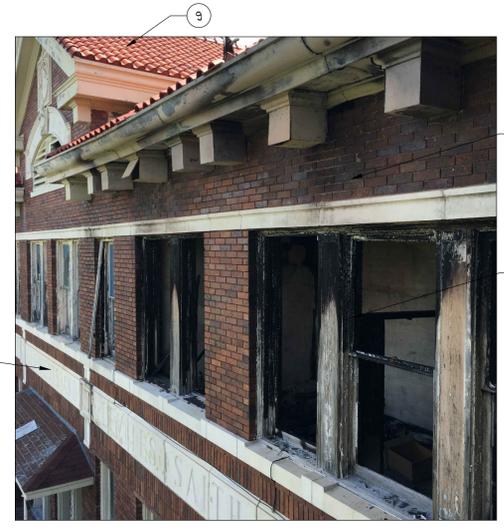
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NEW WORK KEYNOTES

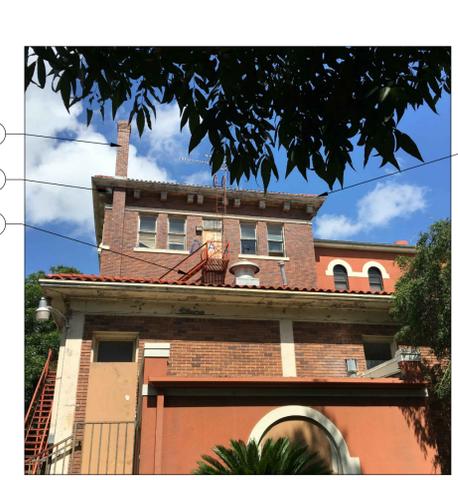
1. EXISTING METAL FIRESCAPE AND RAILING TO REMAIN, INSTALL METAL VERTICAL PLATES AT 2ND AND 4TH VERTICAL HANDRAIL SUPPORTS, PREPARE AND PAINT
2. AT FIRE DAMAGED WINDOW AND FRAME LOCATIONS PROVIDE NEW WINDOWS AND FRAMES TO MATCH EXISTING, FRAMES SASH TRIM ETC.
3. EXISTING WOOD WINDOWS TO REMAIN, REFER TO SHEET A02 FOR NEW WORK GENERAL NOTES
4. EXISTING METAL WINDOWS TO REMAIN, REFER TO SHEET A02 FOR NEW WORK GENERAL NOTES
5. NEW METAL HANDRAIL, GUARDRAIL, PAINT
6. REMOVED OR MISSING MORTAR TO BE REPLACED WITH MORTAR TO MATCH EXISTING, REFER SHEET A02 FOR NEW WORK GENERAL NOTES, TYPICAL THRU ENTIRE BUILDING
7. EXISTING GUTTER, METAL FASCIA, METAL SOFFIT AND METAL DECORATIVE CORBELS TO REMAIN, REPLACE PORTION OF DAMAGED GUTTER AND DAMAGED CORBELS, WITH MATERIALS TO MATCH EXISTING, REPAIR DAMAGED JOINTS, REMOVE EXISTING FINISH TO METAL, PREPARE AND PAINT (FIELD VERIFY ENTIRE BUILDING)
8. BEFORE REINSTALLING DOWNSPOUTS, REMOVE EXISTING FINISH TO METAL, REPAIR JOINTS, REPLACE DAMAGED SECTIONS TO MATCH EXISTING, PREPARE AND PAINT, REINSTALL AFTER MASONRY IS CLEANED
9. INSTALL NEW ROOF DECK WHERE NEEDED, INSTALL NEW UNDERLAYMENT AS SPECIFIED, INSTALL NEW FLASHING WHERE NEEDED, REINSTALL EXISTING TILE ROOF UNITS AND PROVIDE NEW TO MATCH EXISTING, MIX EXISTING AND NEW TILE UNITS.
10. EXISTING STRUCTURE TO REMAIN, CLEAN, PREPARE AND PAINT, AT EXISTING BRICK VENT, CLEAN
11. AT EXISTING STRUCTURE REMOVED PATCH AND REPAIR ALL DAMAGED AREAS WITH MATERIALS TO MATCH EXISTING, FINISH TO MATCH EXISTING
12. REFER TO M.E.P. FOR EXTERIOR SECURITY LIGHTING AND REQUIREMENTS
13. REFER TO M.E.P. FOR INTERIOR AND EXTERIOR PLUMBING EQUIPMENT AND REQUIREMENTS
14. AT REMOVED EXISTING LIFT PATCH AND REPAIR ALL VOIDS AND DAMAGED AREAS WITH MATERIALS TO MATCH EXISTING, INSTALL NEW CHAIR LIFT AS SPECIFIED
15. AT REMOVED EXISTING LOW PARTITIONS PATCH AND REPAIR DAMAGED WALLS AND FLOORING WITH MATERIALS TO MATCH EXISTING
16. REFER TO M.E.P. FOR INTERIOR LIGHTING EQUIPMENT AND REQUIREMENTS
17. WHERE EXISTING INTERIOR OR EXTERIOR CEILING PANELS GLUED TO CEILING OR SUSPENDED CEILINGS, HAVE BEEN REMOVED, OR DAMAGED CEILING PATCH AND REPAIR DAMAGED AREAS WITH MATERIALS TO MATCH EXISTING, PREPARE AND PAINT
18. EXISTING INTERIOR COLUMNS AND WALLS TO REMAIN PATCH AND REPAIR DAMAGED AREAS WITH MATERIALS TO MATCH EXISTING
19. WHERE EXISTING INTERIOR WINDOW BLINDS HAVE BEEN REMOVED, PATCH AND REPAIR DAMAGED AREAS WITH MATERIALS TO MATCH EXISTING
20. AT EXISTING REMOVED PLUMBING FIXTURES AND TILE AT LAVATORY, SHOWER, URINALS AND WATER CLOSET AREAS, PATCH AND REPAIR DAMAGED AREAS WITH MATERIALS TO MATCH EXISTING
21. AT EXISTING LOW TILE PARTITIONS AT LAVATORY, SHOWER, URINALS AND WATER CLOSET AREAS REMOVED, PATCH AND REPAIR DAMAGED AREAS WITH MATERIALS TO MATCH EXISTING
22. AT EXISTING TILE FLOORING AT LAVATORY, SHOWER, URINALS AND WATER CLOSET AREAS REMOVED PATCH AND REPAIR WITH MATERIALS TO MATCH EXISTING
23. AT EXISTING METAL PARTITIONS AND ALL ATTACHMENTS AT WATER CLOSET AREAS REMOVED, PATCH AND REPAIR DAMAGED AREAS WITH MATERIALS TO MATCH EXISTING
24. REFER TO M.E.P. FOR REQUIRED CHANGES
25. ALL FLOORS TO BE CLEANED FROM ALL FOREIGN MATERIALS AND PREPARED FOR NEW FINISHES
26. ALL EXTERIOR SURFACES OF BUILDING TO BE CLEANED OF ALL FOREIGN MATERIALS REFER TO SHEET A02 FOR NEW WORK GENERAL NOTES, AND AS SPECIFIED
27. REFER TO M.E.P. FOR MECHANICAL EQUIPMENT AND REQUIREMENTS
28. DUCT CHASE AND PLUMBING PIPES THRU EXISTING CONCRETE SLAB REMOVED, PATCH AND REPAIR WITH MATERIALS TO MATCH EXISTING, COORDINATE WITH M.E.P. NEW WORK
29. REFER CIVIL DRAWINGS FOR NEW FLAT CONCRETE WORK
30. CAST STONE TO REMAIN, REFER TO SHEET A02 FOR NEW WORK GENERAL NOTES
31. EXISTING ROOF EXHAUST VENTS TO REMAIN, REMOVE EXISTING FINISH TO METAL, PREPARE AND PAINT
32. EXISTING METAL GRATE VENTS TO REMAIN, REMOVE EXISTING FINISH TO METAL, PREPARE AND PAINT, PROVIDE NEW TO MATCH EXISTING WHERE NEEDED
33. INSTALL NEW HARDWOOD CONCRETE FLOOR FINISH WITH NEW FLASHING
34. EXISTING WOOD TRANSOM TO REMAIN, REPAIR DAMAGED FRAME, TRIM, GLAZING, SEALANT, PREPARE AND PAINT, REFER TO SHEET A02 FOR NEW WORK GENERAL NOTES
35. EXISTING DOOR TO REMAIN, REPAIR DAMAGED AREAS, PREPARE AND PAINT
36. EXISTING DOOR REMOVED, REPAIR DAMAGED HEAD, JAMBS, PREPARE AND PAINT
37. PROVIDE NEW HARDWARE
38. REINSTALL EXISTING BASE, REPLACE DAMAGED BASE TO MATCH EXISTING AT EXISTING WALLS, INSTALL NEW BASE (STRAIGHT STOCK) AT NEW WALL CONSTRUCTION, PREPARE AND PAINT
39. EXISTING SPLASHBLOCKS TO BE CLEANED AND RELOCATED, PROVIDE NEW TO MATCH EXISTING WHERE NEEDED
40. NEW DOORS REFER TO DOOR SCHEDULE
41. AT DAMAGED ATTIC VENT, REPLACE DAMAGED AREAS WITH MATERIALS TO MATCH EXISTING, PREPARE AND PAINT
42. AT REMOVED VEGETATION AT PERIMETER OF BUILDING, REFER TO SHEET A02 FOR NEW WORK GENERAL NOTES
43. AT REMOVED RAISED FLOOR AREA AT 2ND FLOOR, PATCH AND REPAIR ANY DAMAGE OR FLOOR PENETRATIONS, WITH MATERIALS TO MATCH EXISTING
44. INSTALL NEW ROOF DECK WHERE DAMAGED, INSTALL NEW SINGLE PLY ROOF AS SPECIFIED



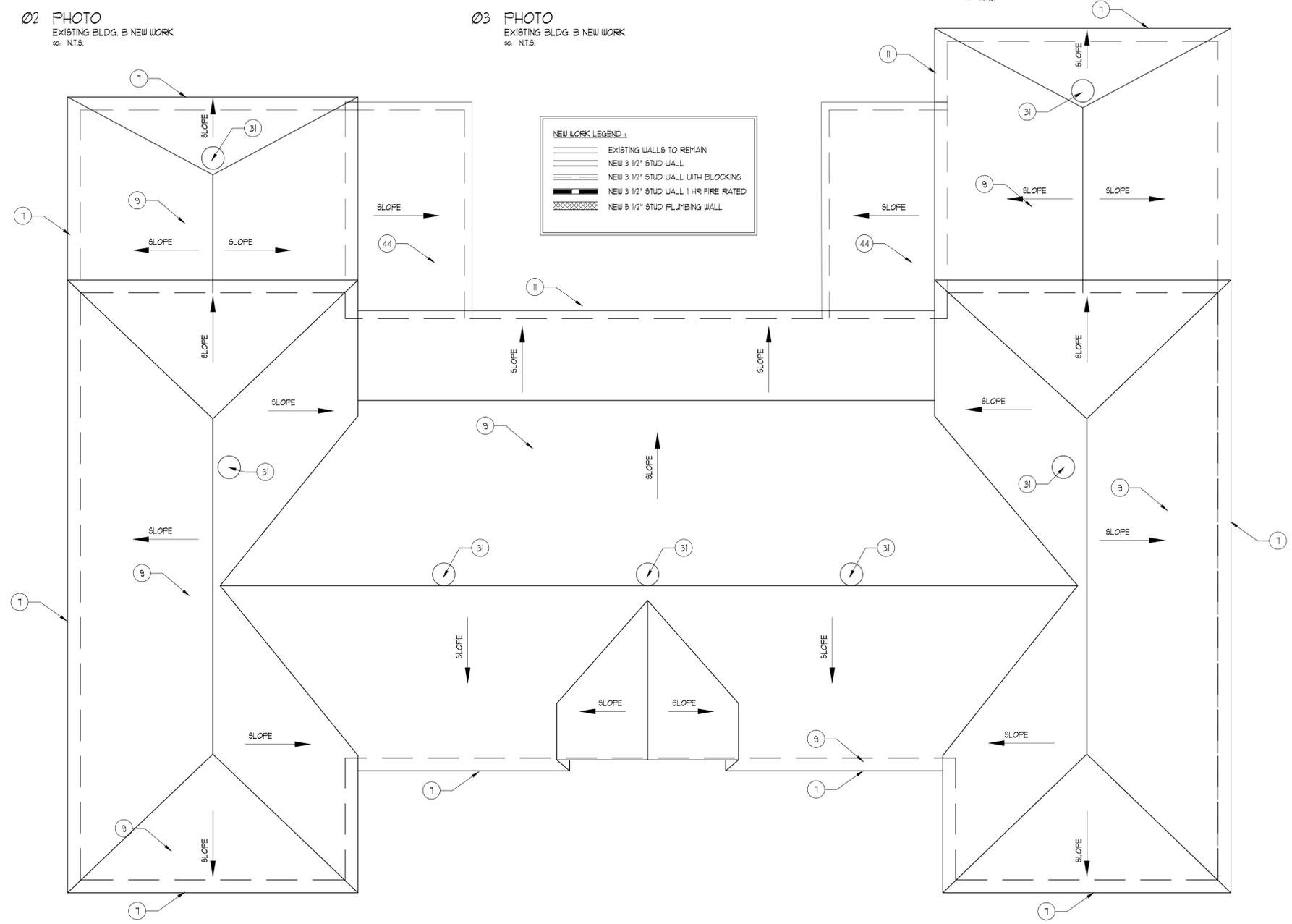
02 PHOTO
EXISTING BLDG. B NEW WORK
SC. N.T.S.



03 PHOTO
EXISTING BLDG. B NEW WORK
SC. N.T.S.



04 PHOTO
EXISTING BLDG. B NEW WORK
SC. N.T.S.



01 ROOF PLAN
EXISTING BLDG. B NEW WORK
SC. 1/8" = 1'-0"



05 PHOTO
EXISTING BLDG. B NEW WORK
SC. N.T.S.



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DATE 06/15/2017

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Page Description

EXISTING BLDG. B
 FRONT REAR ELEV.
 NEW WORK

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ER

Checked By:

Project No. 14005

Date: 06/15/2017

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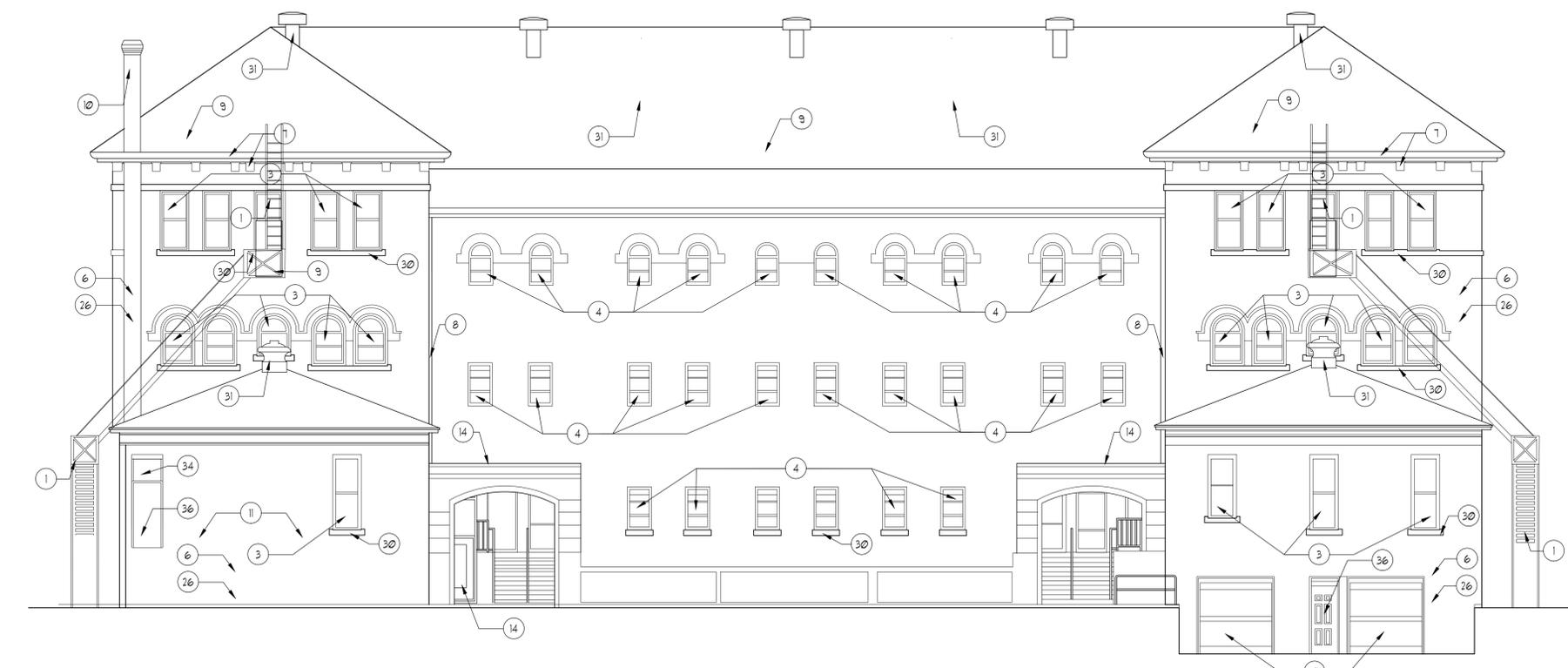
NEW WORK LEGEND:	
	EXISTING WALLS TO REMAIN
	NEW 3 1/2" STUD WALL
	NEW 3 1/2" STUD WALL WITH BLOCKING
	NEW 3 1/2" STUD WALL 1 HR FIRE RATED
	NEW 5 1/2" STUD PLUMBING WALL

NEW WORK KEYNOTES

- EXISTING METAL FIRESCAPE AND RAILING TO REMAIN, INSTALL METAL VERTICAL PLATES AT 2ND AND 4TH VERTICAL HANDRAIL SUPPORTS, PREPARE AND PAINT
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- BEFORE REINSTALLING DOWNSPOUTS, REMOVE EXISTING FINISH TO METAL, REPAIR JOINTS, REPLACE DAMAGED SECTIONS TO MATCH EXISTING, PREPARE AND PAINT, REINSTALL AFTER MASONRY IS CLEANED
- INSTALL NEW ROOF DECK WHERE NEEDED, INSTALL NEW UNDERLAYMENT AS SPECIFIED, INSTALL NEW FLASHING WHERE NEEDED, REINSTALL EXISTING TILE ROOF UNITS AND PROVIDE NEW TO MATCH EXISTING, MIX EXISTING AND NEW TILE UNITS.
- EXISTING STRUCTURE TO REMAIN, CLEAN, PREPARE AND PAINT, AT EXISTING BRICK VENT, CLEAN
- AT EXISTING STRUCTURE REMOVED PATCH AND REPAIR ALL DAMAGED AREAS WITH MATERIALS TO MATCH EXISTING, FINISH TO MATCH EXISTING
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- EXISTING INTERIOR COLUMNS AND WALLS TO REMAIN PATCH AND REPAIR DAMAGED AREAS WITH MATERIALS TO MATCH EXISTING
- WHERE EXISTING INTERIOR WINDOW BLINDS HAVE BEEN REMOVED, PATCH AND REPAIR DAMAGED AREAS WITH MATERIALS TO MATCH EXISTING
- AT EXISTING REMOVED PLUMBING FIXTURES AND TILE AT LAVATORY, SHOWER URNALS AND WATER CLOSET AREAS, PATCH AND REPAIR DAMAGED AREAS WITH MATERIALS TO MATCH EXISTING
- AT EXISTING LOW TILE PARTITIONS AT LAVATORY, SHOWER URNALS AND WATER CLOSET AREAS REMOVED, PATCH AND REPAIR DAMAGED AREAS WITH MATERIALS TO MATCH EXISTING
- AT EXISTING TILE FLOORING AT LAVATORY, SHOWER URNALS AND WATER CLOSET AREAS REMOVED PATCH AND REPAIR WITH MATERIALS TO MATCH EXISTING
- AT EXISTING METAL PARTITIONS AND ALL ATTACHMENTS AT WATER CLOSET AREAS REMOVED, PATCH AND REPAIR DAMAGED ARTS WITH MATERIALS TO MATCH EXISTING
- REFER TO M.E.P. FOR REQUIRED CHASES
- ALL FLOORS TO BE CLEANED FROM ALL FOREIGN MATERIALS AND PREPARED FOR NEW FINISHES
- ALL EXTERIOR SURFACES OF BUILDING TO BE CLEANED OF ALL FOREIGN MATERIALS REFER TO SHEET A02 FOR NEW WORK GENERAL NOTES, AND AS SPECIFIED
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- DUCT CHASE AND PLUMBING PIPES THRU EXISTING CONCRETE SLAB REMOVED, PATCH AND REPAIR WITH MATERIALS TO MATCH EXISTING, COORDINATE WITH M.E.P. NEW WORK
- REFER CIVIL DRAWINGS FOR NEW FLAT CONCRETE WORK
- CAST STONE TO REMAIN, REFER TO SHEET A02 FOR NEW WORK GENERAL NOTES
- EXISTING ROOF EXHAUST VENTS TO REMAIN, REMOVE EXISTING FINISH TO METAL, PREPARE AND PAINT
- EXISTING METAL GRATE VENTS TO REMAIN, REMOVE EXISTING FINISH TO METAL, PREPARE AND PAINT, PROVIDE NEW TO MATCH EXISTING WHERE NEEDED
- INSTALL NEW HARDROCK CONCRETE FLOOR FINISH WITH NEW FLASHING
- EXISTING WOOD TRANSOM TO REMAIN, REPAIR DAMAGED FRAME, TRIM, GLAZING, SEALANT, PREPARE AND PAINT, REFER TO SHEET A02 FOR NEW WORK GENERAL NOTES
- EXISTING DOOR TO REMAIN, REPAIR DAMAGED AREAS, PREPARE AND PAINT
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- PROVIDE NEW HARDWARE
- REINSTALL EXISTING BASE, REPLACE DAMAGED BASE TO MATCH EXISTING AT EXISTING WALLS, INSTALL NEW BASE (STRAIGHT STOCK) AT NEW WALL CONSTRUCTION, PREPARE AND PAINT
- EXISTING SPLASHBLOCKS TO BE CLEANED AND RELOCATED, PROVIDE NEW TO MATCH EXISTING WHERE NEEDED
- NEW DOORS REFER TO DOOR SCHEDULE
- AT DAMAGED ATTIC VENT, REPLACE DAMAGED AREAS WITH MATERIALS TO MATCH EXISTING, PREPARE AND PAINT
- AT REMOVED VEGETATION AT PERIMETER OF BUILDING, REFER TO SHEET A02 FOR NEW WORK GENERAL NOTES
- AT REMOVED RAISED FLOOR AREA AT 2ND FLOOR PATCH AND REPAIR ANY DAMAGE OR FLOOR PENETRATIONS, WITH MATERIALS TO MATCH EXISTING
- INSTALL NEW ROOF DECK WHERE DAMAGED, INSTALL NEW SINGLE FLY ROOF AS SPECIFIED



01 FRONT ELEVATION
 EXISTING BLDG. B NEW WORK
 sc. 1/8" = 1'-0"



02 REAR ELEVATION
 EXISTING BLDG. B NEW WORK
 sc. 1/8" = 1'-0"



03 REAR ELEVATION
 EXISTING BLDG. B NEW WORK
 sc. 1/8" = 1'-0"



01 RIGHT SIDE ELEVATION
EXISTING BLDG. & NEW WORK
SC: 1/8" = 1'-0"



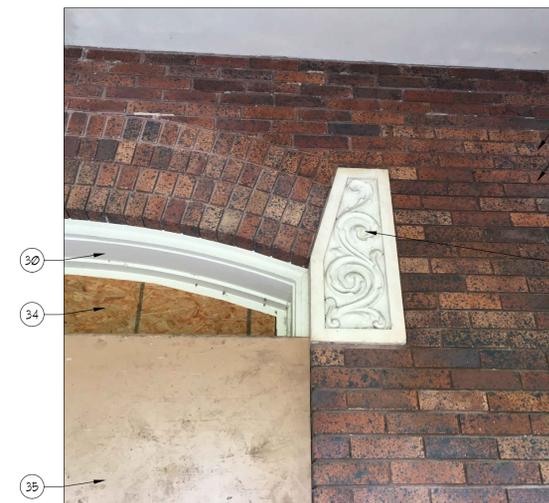
02 LEFT SIDE ELEVATION
EXISTING BLDG. & NEW WORK
SC: 1/8" = 1'-0"



03 PHOTO
EXISTING BLDG. & NEW WORK
SC: N.T.S.



04 PHOTO
EXISTING BLDG. & NEW WORK
SC: N.T.S.



05 PHOTO
EXISTING BLDG. & NEW WORK
SC: N.T.S.

NEW WORK KEYNOTES

1. EXISTING METAL FIREFSCAPE AND RAILING TO REMAIN, INSTALL METAL VERTICAL PLATES AT 2ND AND 4TH VERTICAL HANDRAIL SUPPORTS, PREPARE AND PAINT
2. AT FIRE DAMAGED WINDOW AND FRAME LOCATIONS PROVIDE NEW WINDOWS AND FRAMES TO MATCH EXISTING, FRAMES SASH, TRIM ETC.
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7. EXISTING GUTTER, METAL FASCIA, METAL SOFFIT AND METAL DECORATIVE CORBELS TO REMAIN, REPLACE PORTION OF DAMAGED GUTTER AND DAMAGED CORBELS WITH MATERIALS TO MATCH EXISTING, REPAIR DAMAGED JOINTS, REMOVE EXISTING FINISH TO METAL, PREPARE AND PAINT (FIELD VERIFY ENTIRE BUILDING)
8. BEFORE REINSTALLING, DOWNSPOUTS, REMOVE EXISTING FINISH TO METAL, REPAIR JOINTS, REPLACE DAMAGED SECTIONS TO MATCH EXISTING, PREPARE AND PAINT, REINSTALL AFTER MASONRY IS CLEANED
9. INSTALL NEW ROOF DECK WHERE NEEDED, INSTALL NEW UNDERLAYMENT AS SPECIFIED, INSTALL NEW FLASHING WHERE NEEDED, REINSTALL EXISTING TILE ROOF UNITS AND PROVIDE NEW TO MATCH EXISTING, MIX EXISTING AND NEW TILE UNITS.
10. EXISTING STRUCTURE TO REMAIN, CLEAN, PREPARE AND PAINT, AT EXISTING BRICK VENT, CLEAN
11. AT EXISTING STRUCTURE REMOVED PATCH AND REPAIR ALL DAMAGED AREAS WITH MATERIALS TO MATCH EXISTING, FINISH TO MATCH EXISTING
12. REFER TO M.E.P. FOR EXTERIOR SECURITY LIGHTING AND REQUIREMENTS
13. REFER TO M.E.P. FOR INTERIOR AND EXTERIOR PLUMBING EQUIPMENT AND REQUIREMENTS
14. AT REMOVED EXISTING LIFT PATCH AND REPAIR ALL VOIDS AND DAMAGED AREAS WITH MATERIALS TO MATCH EXISTING, INSTALL NEW CHAIR LIFT AS SPECIFIED
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16. REFER TO M.E.P. FOR INTERIOR LIGHTING EQUIPMENT AND REQUIREMENTS
17. WHERE EXISTING INTERIOR OR EXTERIOR CEILING PANELS GLUED TO CEILING OR SUSPENDED CEILINGS, HAVE BEEN REMOVED, OR DAMAGED CEILING PATCH AND REPAIR DAMAGED AREAS WITH MATERIALS TO MATCH EXISTING, PREPARE AND PAINT
18. EXISTING INTERIOR COLUMNS AND WALLS TO REMAIN PATCH AND REPAIR DAMAGED AREAS WITH MATERIALS TO MATCH EXISTING
19. WHERE EXISTING INTERIOR WINDOW BLINDS HAVE BEEN REMOVED, PATCH AND REPAIR DAMAGED AREAS WITH MATERIALS TO MATCH EXISTING
20. AT EXISTING REMOVED PLUMBING FIXTURES AND TILE AT LAVATORY, SHOWER, URINALS AND WATER CLOSET AREAS, PATCH AND REPAIR DAMAGED AREAS WITH MATERIALS TO MATCH EXISTING
21. AT EXISTING LOW TILE PARTITIONS AT LAVATORY, SHOWER URINALS AND WATER CLOSET AREAS REMOVED, PATCH AND REPAIR DAMAGED AREAS WITH MATERIALS TO MATCH EXISTING
22. AT EXISTING TILE FLOORING AT LAVATORY, SHOWER, URINALS AND WATER CLOSET AREAS REMOVED PATCH AND REPAIR WITH MATERIALS TO MATCH EXISTING
23. AT EXISTING METAL PARTITIONS AND ALL ATTACHMENTS AT WATER CLOSET AREAS REMOVED, PATCH AND REPAIR DAMAGED AREAS WITH MATERIALS TO MATCH EXISTING
24. REFER TO M.E.P. FOR REQUIRED CHANGES
25. ALL FLOORS TO BE CLEANED FROM ALL FOREIGN MATERIALS AND PREPARED FOR NEW FINISHES
26. ALL EXTERIOR SURFACES OF BUILDING TO BE CLEANED OF ALL FOREIGN MATERIALS REFER TO SHEET A02 FOR NEW WORK GENERAL NOTES, AND AS SPECIFIED
27. REFER TO M.E.P. FOR MECHANICAL EQUIPMENT AND REQUIREMENTS
28. DUCT CHASE AND PLUMBING PIPES THRU EXISTING CONCRETE SLAB REMOVED, PATCH AND REPAIR WITH MATERIALS TO MATCH EXISTING, COORDINATE WITH M.E.P. NEW WORK
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32. EXISTING METAL GRATE VENTS TO REMAIN, REMOVE EXISTING FINISH TO METAL, PREPARE AND PAINT, PROVIDE NEW TO MATCH EXISTING WHERE NEEDED
33. INSTALL NEW HARDROCK CONCRETE FLOOR FINISH WITH NEW FLASHING
34. EXISTING WOOD TRANSOM TO REMAIN, REPAIR DAMAGED FRAME, TRIM, GLAZING, SEALANT, PREPARE AND PAINT, REFER TO SHEET A02 FOR NEW WORK GENERAL NOTES
35. EXISTING DOOR TO REMAIN, REPAIR DAMAGED AREAS, PREPARE AND PAINT
36. EXISTING DOOR REMOVED, REPAIR DAMAGED HEAD, JAMBS, PREPARE AND PAINT
37. PROVIDE NEW HARDWARE
38. REINSTALL EXISTING BASE, REPLACE DAMAGED BASE TO MATCH EXISTING AT EXISTING WALLS, INSTALL NEW BASE (STRAIGHT STOCK) AT NEW WALL CONSTRUCTION, PREPARE AND PAINT
39. EXISTING SPLASHBLOCKS TO BE CLEANED AND RELOCATED, PROVIDE NEW TO MATCH EXISTING WHERE NEEDED
40. NEW DOORS REFER TO DOOR SCHEDULE
41. AT DAMAGED ATTIC VENT, REPLACE DAMAGED AREAS WITH MATERIALS TO MATCH EXISTING, PREPARE AND PAINT
42. AT REMOVED VEGETATION AT PERIMETER OF BUILDING, REFER TO SHEET A02 FOR NEW WORK GENERAL NOTES
43. AT REMOVED RAISED FLOOR AREA AT 2ND FLOOR, PATCH AND REPAIR ANY DAMAGE OR FLOOR PENETRATIONS, WITH MATERIALS TO MATCH EXISTING
44. INSTALL NEW ROOF DECK WHERE DAMAGED, INSTALL NEW SINGLE PLY ROOF AS SPECIFIED

NEW WORK LEGEND:	
	EXISTING WALLS TO REMAIN
	NEW 3/12" STUD WALL
	NEW 3/12" STUD WALL WITH BLOCKING
	NEW 3/12" STUD WALL 1 HR FIRE RATED
	NEW 5/12" STUD PLUMBING WALL

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Page Description
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SIDE ELEVATIONS
NEW WORK

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Date: 06/15/2017
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EXISTING BLDG. C
1ST & 2ND FLOOR PLN
NEW WORK

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Project No. 14005

Date: 06/15/2017

Page

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NEW WORK KEYNOTES

- EXISTING WOOD WINDOWS TO REMAIN, REFER TO SHEET A02 FOR NEW WORK GENERAL NOTES
- DAMAGED MORTAR, TO BE REPAIRED, REFER TO SHEET A02 FOR NEW WORK GENERAL NOTES, TYPICAL THRU ENTIRE BUILDING
- EXISTING WINDOW TRANSOM ABOVE EXISTING EXTERIOR DOORS TO REMAIN, REFER TO SHEET A02 FOR NEW WORK GENERAL NOTES
- REINSTALL EXISTING BASE, REPLACE DAMAGED BASE TO MATCH EXISTING AT EXISTING WALLS, INSTALL NEW BASE (STRAIGHT STOCK) AT NEW WALL CONSTRUCTION, PREPARE AND PAINT
- AT REMOVED PLUMBING FIXTURES, MEDICINE CABINETS AND TOILET PARTITIONS AT LAVATORY, URINALS, SHOWERS AND WATER CLOSET AREAS - PATCH ALL WALLS AND FLOORS WITH MATERIALS TO MATCH EXISTING
- NEW ATTIC ACCESS LOCATION - INSTALL NEW REMOVABLE PANEL AND SURFACE TRIM, REUSE FOLD DOWN LADDER - PREPARE AND PAINT
- EXISTING DOORS AT MAIN ENTRANCE TO REMAIN, REPAIR, PREPARE AND PAINT.
- EXISTING DOORS REMOVED, INFILL DOOR AREA WITH WALL MATERIAL TO MATCH EXISTING, REPAIR FRAMES OR REPLACE TO MATCH EXISTING, PREPARE AND PAINT
- ALL EXISTING HARDWARE TO BE REPLACED WITH NEW HARDWARE
- AT REMOVED VEGETATION AT PERIMETER OF BUILDINGS REFER TO SHEET A02 FOR NEW WORK GENERAL NOTES
- INSTALL NEW ROOF DECK WHERE NEEDED, INSTALL NEW UNDERLAYMENT AS SPECIFIED, INSTALL NEW ROOF FLASHING, REINSTALL EXISTING TILE ROOF UNITS AND PROVIDE NEW TO MATCH EXISTING AS REQUIRED, MIX EXISTING AND NEW TILE UNITS
- REFER TO MEP FOR NEW HVAC WORK
- REFER TO MEP FOR NEW MECHANICAL EQUIPMENT
- EXISTING CONCRETE RAMP TO REMAIN CLEAN AND PATCH AND REPAIR WITH MATERIALS TO MATCH EXISTING WHERE NEEDED
- EXISTING GUTTER, METAL FASCIA, METAL SCOFFIT AND METAL DECORATIVE CORBELS TO REMAIN, REPLACE PORTION OF DAMAGED GUTTER AND DAMAGED CORBELS, WITH MATERIALS TO MATCH EXISTING, REPAIR DAMAGED JOINTS, REMOVE EXISTING FINISH TO METAL, PREPARE AND PAINT
- EXISTING ROOF VENTS, PREPARE AND PAINT
- EXISTING METAL FIRESCAPE AND RAILING AT EXTERIOR TO REMAIN, INSTALL METAL VERTICAL FLATES AT 2ND AND 4TH VERTICAL HANDRAIL SUPPORTS, PREPARE AND PAINT
- EXISTING DOWNSPOUT TO BE REINSTALLED ADD NEW SECTIONS, WHERE NEEDED TO MATCH EXISTING, PREPARE AND PAINT
- CAST STONE TO REMAIN REFER TO NOTE-2 FROM NEW WORK GENERAL NOTES
- REFER TO MEP FOR NEW INTERIOR ELECTRICAL EQUIPMENT AND REQUIREMENTS
- REFER TO MEP FOR EXTERIOR SECURITY LIGHTING AND REQUIREMENTS
- REFER TO MEP FOR INTERIOR AND EXTERIOR PLUMBING EQUIPMENT AND REQUIREMENTS
- ALL FLOORS ARE TO BE CLEANED FROM ALL FOREIGN MATERIALS, PATCH CONCRETE WHERE NEEDED AND PREPARE FOR FINISH MATERIALS AS SELECTED, EXISTING TERRAZZO FLOOR FINISH AT STAIRS AND HALLWAYS TO REMAIN, REPAIR AS REQUIRED, CLEAN AND POLISH
- ALL INTERIOR WALLS ARE TO BE CLEANED FROM ALL FOREIGN MATERIALS, PATCHED WHERE NEEDED, WITH MATERIALS TO MATCH EXISTING, PREPARE AND PAINT
- AT EXISTING METAL CEILING ACCESS PANEL REMOVED, PATCH CEILING WITH MATERIALS TO MATCH EXISTING, COORDINATE WITH MEP.
- ALL INTERIOR AND EXTERIOR CEILING ARE TO BE CLEANED FROM ANY FOREIGN MATERIAL, PATCHED WHERE NEEDED, WITH MATERIALS TO MATCH EXISTING, PREPARE AND PAINT
- INSTALL NEW HANDRAILS / GUARDRAILS, PAINT
- NEW HARDROCK CONCRETE FLOOR, AND NEW FLASHING
- METAL GRATE VENTS, REMOVE EXISTING FINISH TO BARE METAL, PROVIDE NEW GRATE VENT TO MATCH EXISTING WHERE MISSING, PREPARE AND PAINT
- EXISTING CRAWL SPACE, REPLACE DAMAGED FRAME AND PROVIDE NEW WOOD CLOSURE PANEL WITH HINGES, LOCK AND KEY
- CLEAN ALL SPLASHBLOCKS AND RELOCATE AT ORIGINAL LOCATION, PROVIDE NEW TO MATCH EXISTING WHERE MISSING



03 PHOTO
BLDG C - NEW WORK
sc. N.T.S.



04 PHOTO
BLDG C - NEW WORK
sc. N.T.S.



05 PHOTO
BLDG C - NEW WORK
sc. N.T.S.



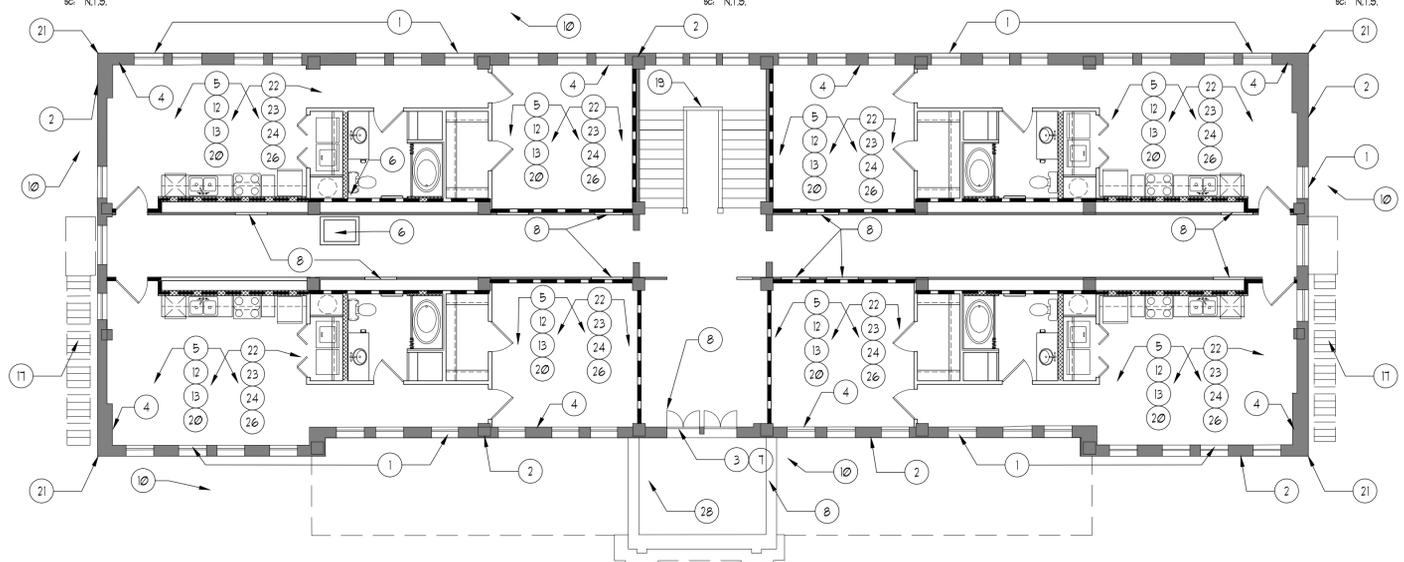
06 PHOTO
BLDG C - NEW WORK
sc. N.T.S.



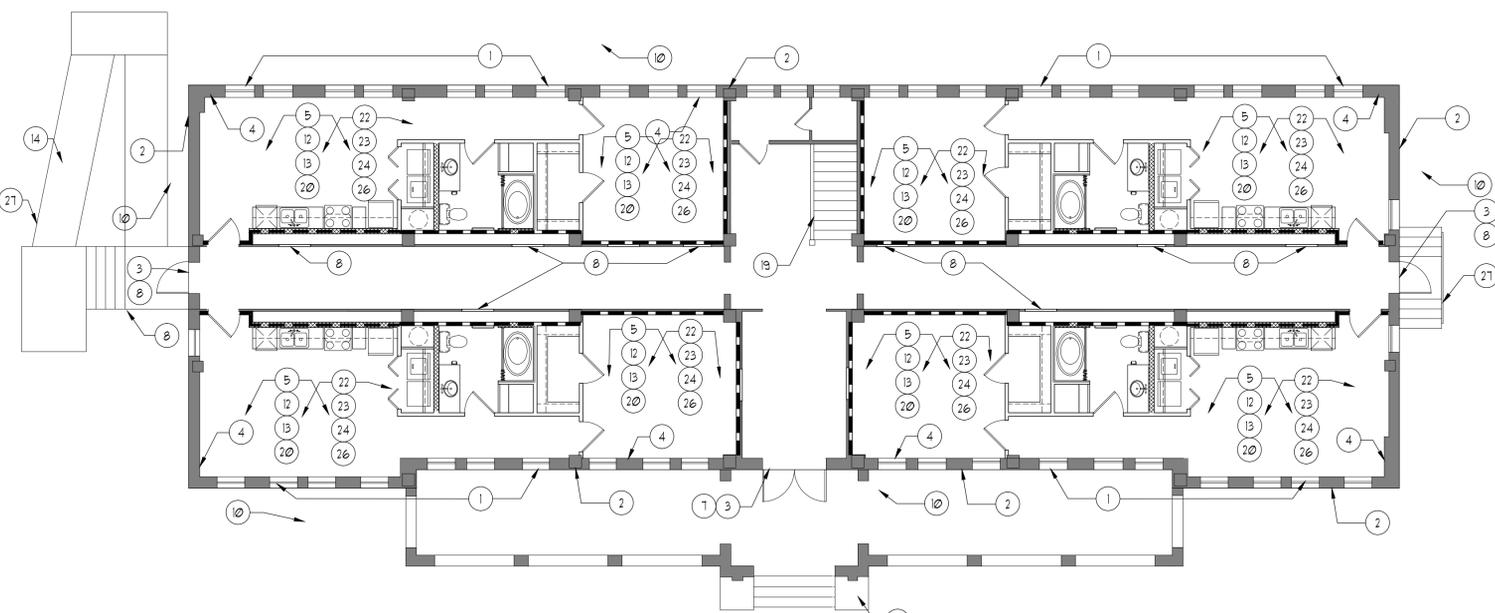
07 PHOTO
BLDG C - NEW WORK
sc. N.T.S.



08 PHOTO
BLDG C - NEW WORK
sc. N.T.S.



03 PHOTO
BLDG C - NEW WORK
sc. 1/8" = 1'-0"



01 1ST FLOOR PLAN
BLDG C - NEW WORK
sc. 1/8" = 1'-0"

NEW WORK LEGEND :

	EXISTING WALLS TO REMAIN
	NEW 3 1/2" STUD WALL
	NEW 3 1/2" STUD WALL WITH BLOCKING
	NEW 3 1/2" STUD WALL 1 HR FIRE RATED
	NEW 5 1/2" STUD PLUMBING WALL

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Issuance:
THC Preview Set: 06.15.2017

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Page Description
EXISTING BLDG. C
ROOF PLAN
NEW WORK

These drawings and accompanying specifications are to be an instrument of service and shall remain the property of the Architect. They are not to be used on other projects or extensions of this project except by agreement in writing and with appropriate compensation to the Architect.

Drawn By: *JR*

Checked By:

Project No. 14005

Date: 06/15/2017

Page

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NEW WORK KEYNOTES

1. EXISTING WOOD WINDOWS TO REMAIN, REFER TO SHEET A02 FOR NEW WORK GENERAL NOTES
2. DAMAGED MORTAR, TO BE REPAIRED, REFER TO SHEET A02 FOR NEW WORK GENERAL NOTES. TYPICAL THRU ENTIRE BUILDING
3. EXISTING WINDOW TRANSOM ABOVE EXISTING EXTERIOR DOORS TO REMAIN, REFER TO SHEET A02 FOR NEW WORK GENERAL NOTES
4. REINSTALL EXISTING BASE, REPLACE DAMAGED BASE TO MATCH EXISTING AT EXISTING WALLS, INSTALL NEW BASE (STRAIGHT STOCK) AT NEW WALL CONSTRUCTION, PREPARE AND PAINT
5. AT REMOVED PLUMBING FIXTURES, MEDICINE CABINETS AND TOILET PARTITIONS AT LAVATORY, URINALS, SHOWERS AND WATER CLOSET AREAS, PATCH ALL WALLS AND FLOORS WITH MATERIALS TO MATCH EXISTING
6. NEW ATTIC ACCESS LOCATION - INSTALL NEW REMOVABLE PANEL AND SURFACE TRIM, REUSE FOLD DOWN LADDER - PREPARE AND PAINT
7. EXISTING DOORS AT MAIN ENTRANCE TO REMAIN, REPAIR, PREPARE AND PAINT.
8. EXISTING DOORS REMOVED, INFILL DOOR AREA WITH WALL MATERIAL TO MATCH EXISTING, REPAIR FRAMES OR REPLACE TO MATCH EXISTING, PREPARE AND PAINT
9. ALL EXISTING HARDWARE TO BE REPLACED WITH NEW HARDWARE
10. AT REMOVED VEGETATION AT PERIMETER OF BUILDINGS REFER TO SHEET A02 FOR NEW WORK GENERAL NOTES
11. INSTALL NEW ROOF DECK WHERE NEEDED, INSTALL NEW UNDERLAYMENT AS SPECIFIED, INSTALL NEW ROOF FLASHING, REINSTALL EXISTING TILE FOR UNITS AND PROVIDE NEW TO MATCH EXISTING AS REQUIRED. MIX EXISTING AND NEW TILE UNITS
12. REFER TO MEP FOR NEW HVAC WORK
13. REFER TO MEP FOR NEW MECHANICAL EQUIPMENT
14. EXISTING CONCRETE RAMP TO REMAIN CLEAN AND PATCH AND REPAIR WITH MATERIALS TO MATCH EXISTING WHERE NEEDED
15. EXISTING GUTTER, METAL FASCIA, METAL SOFFIT AND METAL DECORATIVE CORBELS TO REMAIN, REPLACE PORTION OF DAMAGED GUTTER AND DAMAGED CORBELS, WITH MATERIALS TO MATCH EXISTING, REPAIR DAMAGED JOINTS, REMOVE EXISTING FINISH TO METAL, PREPARE AND PAINT
16. EXISTING ROOF VENTS, PREPARE AND PAINT
17. EXISTING METAL FIRESCAPE AND RAILING AT EXTERIOR TO REMAIN, INSTALL METAL VERTICAL PLATES AT 2ND AND 4TH VERTICAL HANDRAIL SUPPORTS, PREPARE AND PAINT
18. EXISTING DOWNSPOUT TO BE REINSTALLED ADD NEW SECTIONS, WHERE NEEDED TO MATCH EXISTING, PREPARE AND PAINT
19. CAST STONE TO REMAIN REFER TO NOTE 2 FROM NEW WORK GENERAL NOTES
20. REFER TO MEP FOR NEW INTERIOR ELECTRICAL EQUIPMENT AND REQUIREMENTS
21. REFER TO MEP FOR EXTERIOR SECURITY LIGHTING AND REQUIREMENTS
22. REFER TO MEP FOR INTERIOR AND EXTERIOR PLUMBING EQUIPMENT AND REQUIREMENTS
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29. METAL GRATE VENTS, REMOVE EXISTING FINISH TO BARE METAL, PROVIDE NEW GRATE VENT TO MATCH EXISTING WHERE MISSING, PREPARE AND PAINT
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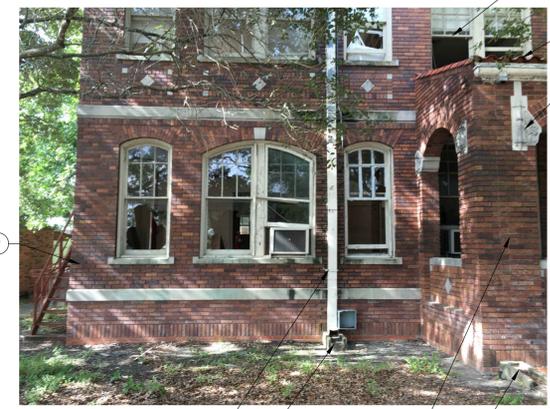
02 PHOTO 01
BLDG C - NEW WORK
sc. N.T.S.



03 PHOTO 01
BLDG C - NEW WORK
sc. N.T.S.



04 PHOTO 01
BLDG C - NEW WORK
sc. N.T.S.



05 PHOTO 01
BLDG C - NEW WORK
sc. N.T.S.



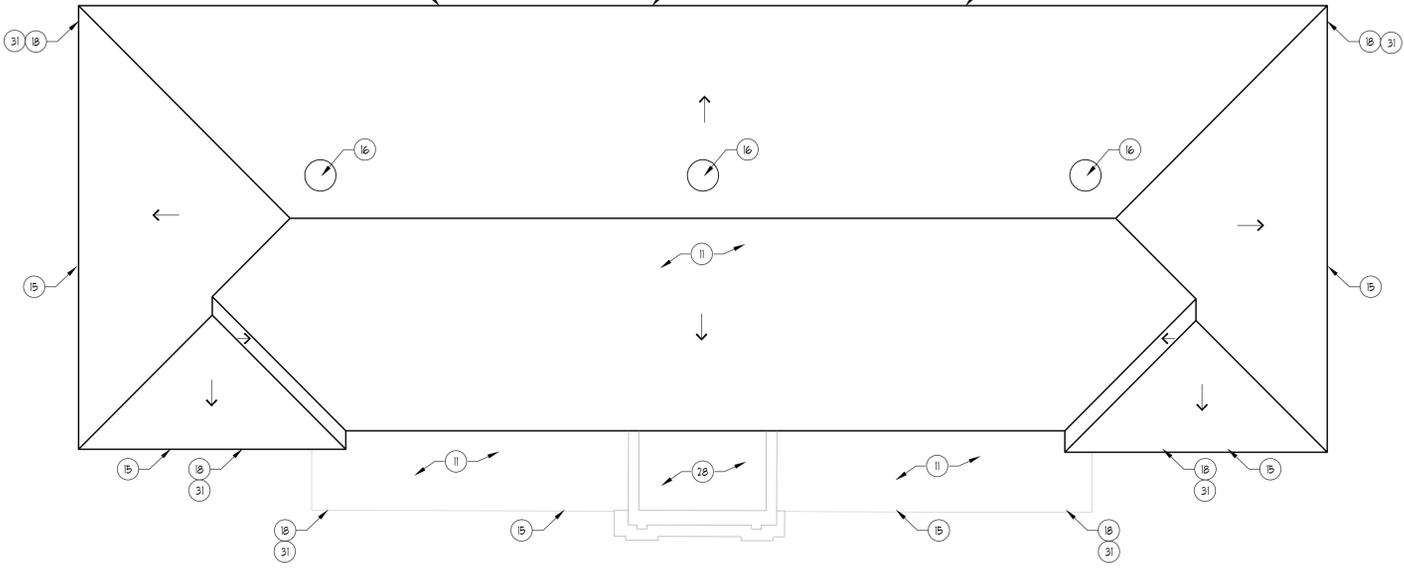
06 PHOTO 01
BLDG C - NEW WORK
sc. N.T.S.



07 PHOTO 01
BLDG C - NEW WORK
sc. N.T.S.



08 PHOTO 01
BLDG C - NEW WORK
sc. N.T.S.



01 ROOF PLAN
BLDG C - NEW WORK
sc. 1/8" = 1'-0"

NEW WORK LEGEND :

- EXISTING WALLS TO REMAIN
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- NEW 3 1/2" STUD WALL 1 HR FIRE RATED
- NEW 5 1/2" STUD PLUMBING WALL

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Project No. 14005
Date: 06/15/2017
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A5.6

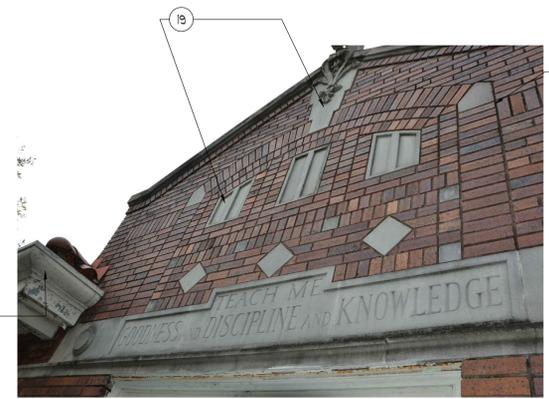
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32. CLEAN ALL SPLASHBLOCKS AND RELOCATE AT ORIGINAL LOCATION, REPAIR NEW TO MATCH EXISTING, WHERE MISSING.

NEW WORK LEGEND :

- EXISTING WALLS TO REMAIN
- NEW 3 1/2" STUD WALL
- NEW 3 1/2" STUD WALL WITH BLOCKING
- NEW 3 1/2" STUD WALL 1 HR FIRE RATED
- NEW 5 1/2" STUD PLUMBING WALL



05 PHOTO
EXIST BLDG C - NEW WORK
SC. N.T.S.



06 PHOTO
EXIST BLDG C - NEW WORK
SC. N.T.S.

THIS PIECE OF CAST STONE SEEMS SOFT. GENERAL CONTRACTOR IS TO TAKE NOTICE NOT TO DAMAGE WHEN CLEANING

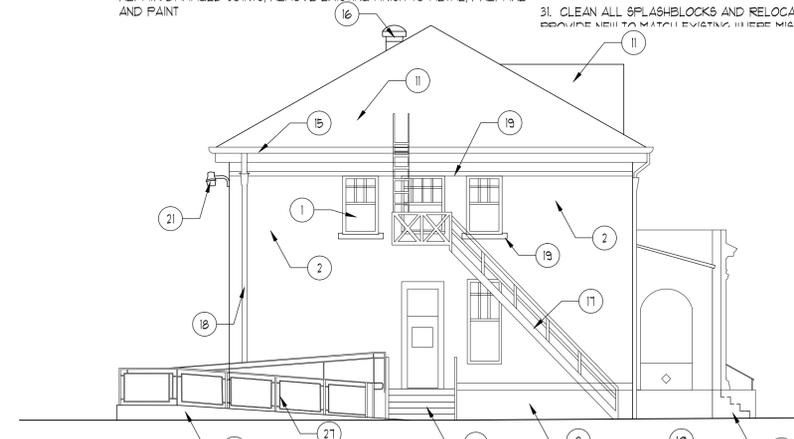


07 PHOTO
EXIST BLDG C - NEW WORK
SC. N.T.S.

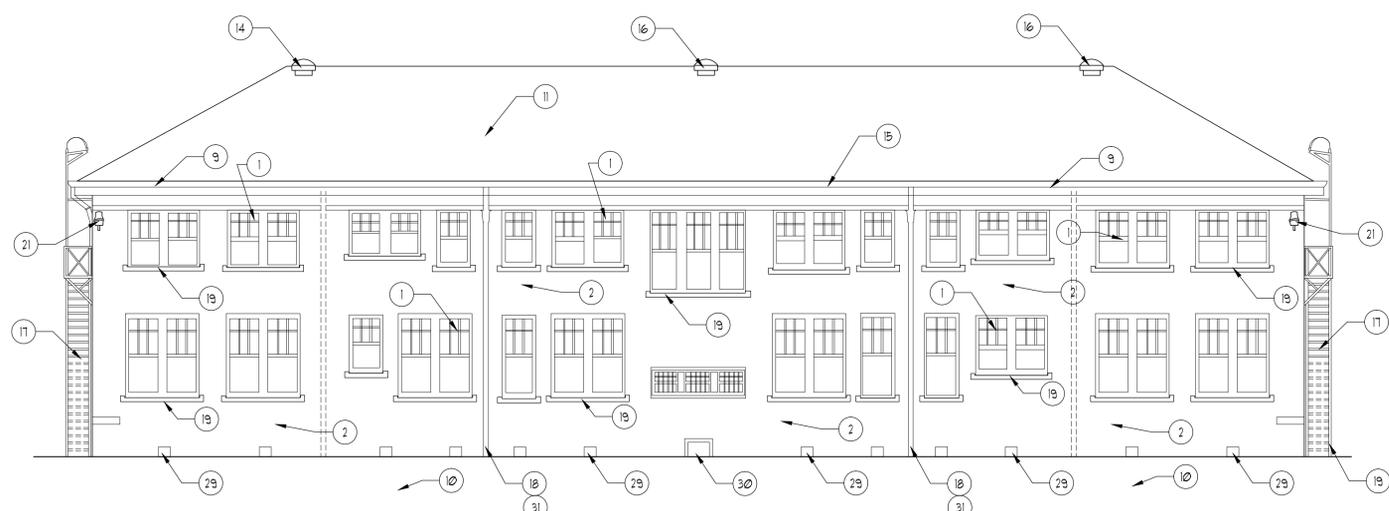


01 FRONT ELEVATION
EXIST BLDG C - NEW WORK
SC. 1/8" = 1'-0"

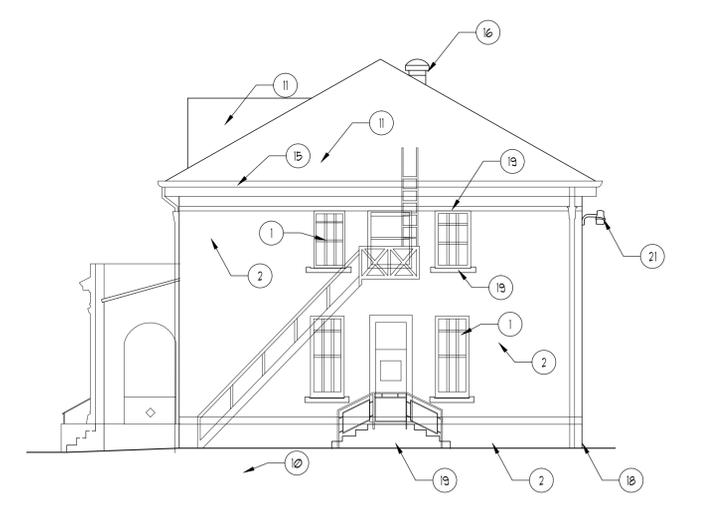
07/1/15/16 PHOTO



02 LEFT SIDE ELEVATION
EXIST BLDG C - NEW WORK
SC. 1/8" = 1'-0"



03 REAR ELEVATION
EXIST BLDG C - NEW WORK
SC. 1/8" = 1'-0"



04 RIGHT SIDE ELEVATION
EXIST BLDG C - NEW WORK
SC. 1/8" = 1'-0"