

TENANT IMPROVEMENT

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BLK: 1504 LOT: 32

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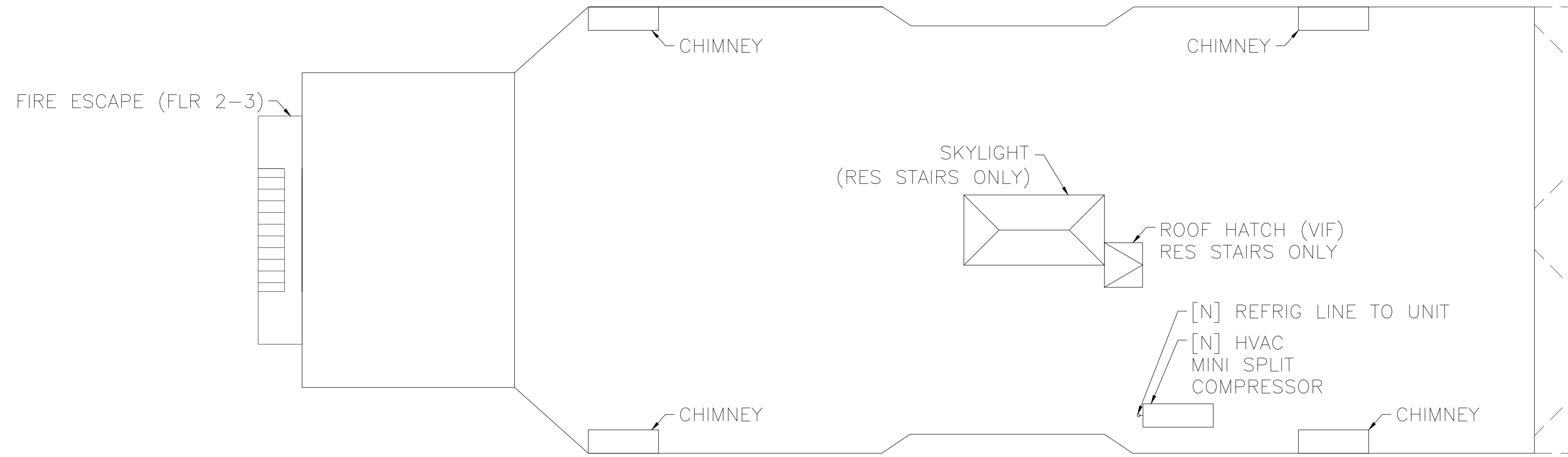
LICENSE DEPT/
PLANNING DEPT REVIEW
ONLY - NOT FOR
CONSTRUCTION

NO.	DESCRIPTION	DATE
1	SCHEMATIC DESIGN TO CLT AND SCTY CSL	03-25-22

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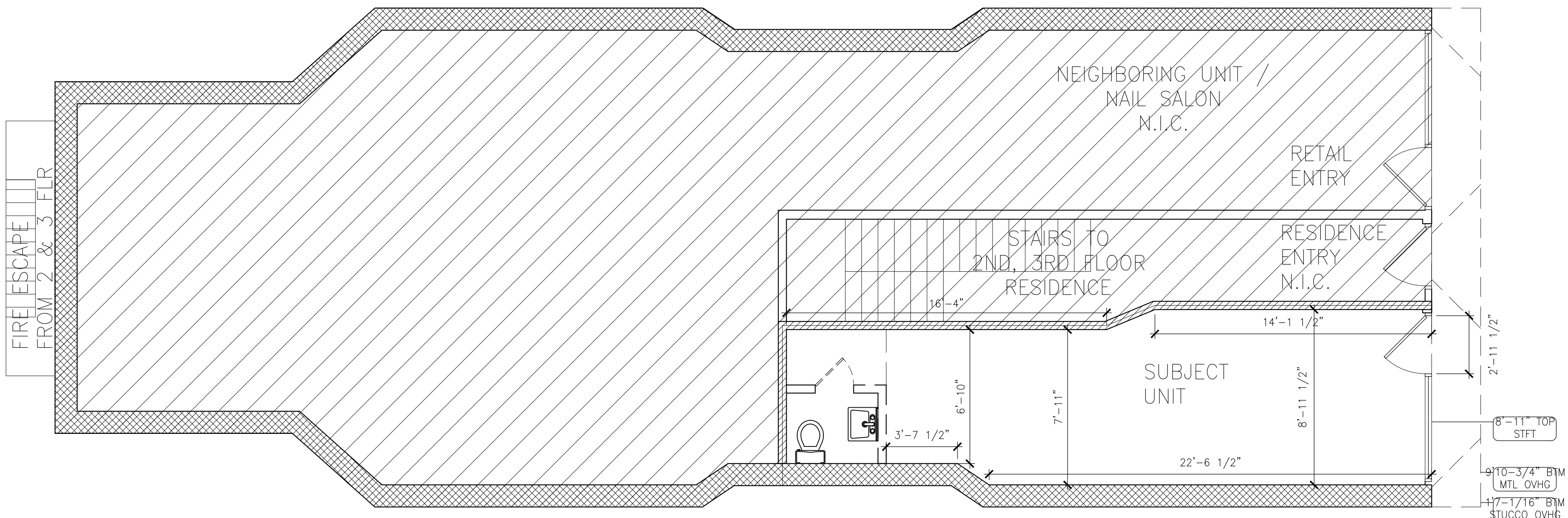
PROJECT NUMBER	2022201
DATE	03-25-22
DRAWN BY	NWA
CHECKED BY	GK
DRAWING NAME	EXISTING/DEMO FLOOR PLANS & PROPOSED ROOF PLAN
DRAWING NO.	A-101.00
SCALE	1/4" = 1' 0"
PAGE	02/07

- DEMOLITION NOTES**
- THE GENERAL CONTRACTOR SHALL FURNISH ALL THE LABOR AND THE MATERIALS AS REQUIRED TO COMPLETE DEMOLITION AND REMOVAL OF ALL ITEMS SHOWN ON THE PLANS.
 - THE GENERAL CONTRACTOR SHALL SUBMIT HIS PROPOSAL BASED ON EXECUTING ALL WORK WITHIN THE REGULATIONS OF THE BUILDING FOR DEMOLITION AND REMOVAL OF DEBRIS. THIS SHALL INCLUDE ANY OVERTIME WORK REQUIRED, NOISY DEMOLITION WORK, ETC.
 - ALL WORK DEMOLISHED SHALL BE REMOVED FROM THE PREMISES EXCEPT ITEMS TO BE REUSED OR RETURNED TO OWNER UNLESS OTHERWISE DIRECTED.
 - THE GENERAL CONTRACTOR SHALL REMOVE ALL WALL CONDUITS LEFT AFTER WALL DEMOLITION, INCLUDING SWITCHBOXES, PLATES, BRIDGES, ANY OTHER TELEPHONE OR ELECTRICAL WIRING, PLUMBING OR OTHER EQUIPMENT.
 - THE GENERAL CONTRACTOR SHALL ERECT ALL NECESSARY PLASTIC DROP CLOTH PARTITIONS, TO PROTECT ADJACENT AREA AND/OR BUILDING PROPERTY WHILE DEMOLITION AND CONSTRUCTION IS IN PROGRESS.
 - THE GENERAL CONTRACTOR SHALL AT ALL TIMES PROTECT THE PROPERTY OF THE BUILDING OWNER, INCLUDING BUT NOT LIMITED TO WINDOWS, FLOOR AND CEILING TILE, PUBLIC TOILETS, ELEVATORS, DOORS, BUCKS, ELECTRICAL AND AIR CONDITIONING EQUIPMENT, PERIPHERAL ENCLOSURES, ETC.
 - THE GENERAL CONTRACTOR SHALL FURNISH A SYSTEM OF TEMPORARY LIGHTS THROUGHOUT THE SPACE UNDER CONSTRUCTION, IF REQUIRED.
 - THE GENERAL CONTRACTOR SHALL CAP AND FLUSH OFF BEHIND FINISHED SURFACES ALL PROJECTING PLUMBING, GAS LINES, AND FLOOR ELECTRICAL/TELEPHONE OUTLETS, AND ALL OTHER PROJECTING ITEMS WHICH ARE BEING ABANDONED.
 - NO EXISTING SMOKE DETECTOR, PUBLIC ADDRESS SPEAKER, FIRE ALARM BOX, OR SIMILAR DEVICE, INCLUDING THE ASSOCIATED WIRING SHALL BE DAMAGED DURING DEMOLITION AND SUBSEQUENT CONSTRUCTION.
 - NO ACTIVE SMOKE DETECTOR SHALL BE COVERED OR OTHERWISE RENDERED INEFFECTIVE FOR ITS INTENDED PURPOSE.
 - ALL ACTIVE SMOKE DETECTION, PUBLIC ADDRESS AND FIRE ALARM SYSTEMS, SHALL BE MAINTAINED BY THE CONTRACTOR DURING DEMOLITION AND CONSTRUCTION. ANY DAMAGES TO THESE SYSTEMS, AS A RESULT OF DEMOLITION OR CONSTRUCTION, SHALL BE PREPARED BY THE CONTRACTOR; REPAIRS SHALL BE MADE TO THE SATISFACTION OF THE AUTHORITIES HAVING JURISDICTION.
 - ALL EXISTING SMOKE DETECTORS, PUBLIC ADDRESS SPEAKERS, AND FIRE ALARM SYSTEMS INCLUDING ASSOCIATED JUNCTION BOXES SHALL BE CLEARLY IDENTIFIED DURING AND AFTER CONSTRUCTION. CEILING ACCESS SHALL REMAIN OPEN WHERE REQUIRED UNTIL FINAL INSPECTION IS PERFORMED.
 - ALL EXISTING SMOKE DETECTORS SHALL BE CLEANED AND TESTED BY AN APPROVED FIRE PROTECTION ORGANIZATION.
 - ALL EXISTING FIRE SPRINKLERS SHALL BE LEFT TO REMAIN DURING DEMO PHASE.
 - UPON COMPLETION OF THE DEMOLITION WORK, THE DEMOLITION CONTRACTOR SHALL PROVIDE THAT ALL AREAS BE LEFT BROOM CLEAN.
 - DEMOLITION PLANS SHOW ITEMS THAT ARE TO BE REMOVED AND ITEMS TO REMAIN. HOWEVER, IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR, PRIOR TO ANY WALL OR CEILING DEMOLITION TO VERIFY IF ANY ACTIVE PIPING, DUCTWORK, AND OR ELECTRICAL WIRING EXISTS THAT MIGHT GET IN THE WAY OF DEMOLITION. THE GENERAL CONTRACTOR MUST ALWAYS USE STANDARD SAFETY METHODS AND MEANS DURING DEMOLITION TO ENSURE PROTECTION FROM BODILY HARM AND PROPERTY DAMAGE.



NOTE: NO CHANGES TO EXISTING ROOF OTHER THAN ADDING HVAC COMPRESSOR

2 ROOF PLAN



- DEMOLITION KEYNOTES**
- (00) REMOVE EXISTING FLOOR FINISH, SCRAPE DOWN TO BARE CONCRETE SLAB AND CLEAN SLAB
 - (02) EXTERIOR AND DEMISING WALLS TO REMAIN UNCHANGED
 - (03) EXISTING STOREFRONT GLAZING TO REMAIN, TYP.
 - (04) EXISTING DOOR TO BE DEMOLISHED, TYP.
 - (05) EXISTING PLUMBING FIXTURES TO BE DEMOD, TYP.
 - (06) NOT USED
 - (07) REMOVE 2X2 ACT CEILING SYSTEM
 - (08)
 - (09)

- EXISTING/DEMO FLOOR PLAN KEY**
- [E] EXTR. WALL TO REMAIN
2 WHYTE LB BRK MSRY W/ GWB FURRING
 - [E] DEMISING WALL TO REMAIN
 - [E] INTR. WALL TO BE DEMOLISHED
 - [E] STFT DOOR TO REMAIN
 - [E] DOOR TO BE DEMOD

1 1ST FLOOR PLAN

