DEMOLITION NOTES

1.) REMOVE: REMOVE AND LEGALLY DISPOSE OF ITEMS EXCEPT THOSE INDICATED TO BE REINSTALLED, SALVAGED, OR TO REMAIN THE OWNERS PROPERTY.

2.) REMOVE AND SALVAGE: ITEMS INDICATED TO BE REMOVED AND SALVAGED REMAIN THE OWNERS PROPERTY. REMOVE, CLEAN, AND PACK OR CRATE ITEMS TO PROTECT AGAINST DAMAGE. IDENTIFY CONTENTS OF CONTAINERS AND DELIVER TO OWNERS DESIGNATED STORAGE AREA

3.) REMOVE EXISTING PLANT MATERIALS AND EITHER DISPOSE OF OR TRANSPLANT AT OWNER'S DIRECTION.

4.) REMOVE AND REINSTALL: REMOVE ITEMS INDICATED, CLEAN, SERVICE, AND OTHERWISE PREPARE THEM FOR RE-USE. STORE AND PROTECT AGAINST DAMAGE. REINSTALL ITEMS IN LOCATIONS INDICATED.

5.) DURING DEMOLITION NOTIFY ARCHITECT OF ANY CONDITIONS THAT DIFFER FROM THOSE ASSUMED ON THESE DOCUMENTS.

6.) EXISTING TO REMAIN: PROTECT CONSTRUCTION INDICATED TO REMAIN AGAINST DAMAGE AND SOILING DURING SELECTIVE DEMOLITION. WHEN PERMITTED BY THE ARCHITECT, ITEMS MAY BE REMOVED TO A SUITABLE, PROTECTED STORAGE LOCATION DURING SELECTIVE DEMOLITION AND THEN CLEANED AND REINSTALLED IN THEIR ORIGINAL LOCATIONS.

7.) EXCEPT FOR ITEMS OR MATERIALS INDICATED TO BE REUSED, SALVAGED, REINSTALLED, OR OTHERWISE INDICATED TO REMAIN THE OWNERS PROPERTY, DEMOLISHED MATERIALS SHALL BECOME THE CONTRACTORS PROPERTY AND SHALL BE REMOVED FROM THE SITE WITH FURTHER DISPOSITION AT THE CONTRACTORS OPTION.

8.) PROVIDE PHOTOGRAPHS OR VIDEOTAPE, SUFFICIENTLY DETAILED, OF EXISTING CONDITIONS OF ADJOINING CONSTRUCTION AND SITE IMPROVEMENTS THAT MIGHT BE MISCONSTRUED AS DAMAGE CAUSED BY SELECTIVE DEMOLITION OPERATIONS.

9.) IDENTIFY AND ACCURATELY LOCATE CAPPED UTILITIES AND OTHER SUBSURFACE STRUCTURAL, ELECTRICAL, OR MECHANICAL CONDITIONS.

10.) REGULATORY REQUIREMENTS: COMPLY WITH GOVERNING EPA NOTIFICATION REGULATIONS BEFORE STARTING SELECTIVE DEMOLITION. COMPLY WITH HAULING AND DISPOSAL REGULATIONS OF AUTHORITIES HAVING JURISDICTION.

11.) OWNER AND ARCHITECT ASSUMES NO RESPONSIBILITY FOR ACTUAL CONDITION OF BUILDINGS TO BE SELECTIVELY DEMOLISHED.

12.) PERFORM SURVEYS AS THE WORK PROGRESSES TO DETECT HAZARDS RESULTING FROM SELECTIVE DEMOLITION ACTIVITIES.

13.) MAINTAIN EXISTING UTILITIES INDICATED TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE DURING SELECTIVE DEMOLITION OPERATIONS.

14.) UTILITY REQUIREMENTS: LOCATE, IDENTIFY, SHUT OFF, DISCONNECT, AND SEAL OR CAP OFF INDICATED UTILITY SERVICES SERVING BUILDING TO BE SELECTIVELY DEMOLISHED, AS REQUIRED

15) DRAIN, PURGE, OR OTHERWISE REMOVE, COLLECT, AND DISPOSE OF CHEMICALS, GASES, EXPLOSIVES, ACIDS, FLAMMABLES, OR OTHER DANGEROUS MATERIALS BEFORE PROCEEDING WITH SELECTIVE DEMOLITION OPERATIONS. PERFORM NECESSARY ASBESTOS REMOVAL PER CODE.

16.) PROVIDE TEMPORARY WEATHER PROTECTION, DURING INTERVAL BETWEEN DEMOLITION AND REMOVAL OF EXISTING CONSTRUCTION, ON EXTERIOR SURFACES AND NEW CONSTRUCTION TO ENSURE THAT NO WATER LEAKAGE OR DAMAGE OCCURS TO STRUCTURE OR INTERIOR AREAS.

17.) ERECT AND MAINTAIN DUSTPROOF PARTITIONS AND TEMPORARY ENCLOSURES TO LIMIT DUST AND DIRT MIGRATION AND TO SEPARATE AREAS FROM FUMES AND NOISE.

18.) PROVIDE AND MAINTAIN INTERIOR AND EXTERIOR SHORING, BRACING, OR STRUCTURAL SUPPORT TO PRESERVE STABILITY AND PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF BUILDING TO BE SELECTIVELY DEMOLISHED.

19.) REMOVE AND TRANSPORT DEBRIS IN A MANNER THAT WILL PREVENT SPILLAGE ON ADJACENT SURFACES AND AREAS.

20.) PROMPTLY PATCH AND REPAIR HOLES AND DAMAGED SURFACES CAUSED TO ADJACENT CONSTRUCTION BY SELECTIVE DEMOLITION OPERATIONS.

21.) RESTORE EXPOSED FINISHES OF PATCHED AREAS AND EXTEND FINISH RESTORATION INTO ADJOINING CONSTRUCTION TO REMAIN IN A MANNER THAT ELIMINATES EVIDENCE OF PATCHING AND REFINISHING.

22.) DISPOSAL: PROMPTLY DISPOSE OF DEMOLISHED MATERIALS. DO NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON-SITE.

23.) DO NOT BURN DEMOLISHED MATERIALS.

24.) TRANSPORT DEMOLISHED MATERIALS OFF OWNERS PROPERTY AND LEGALLY DISPOSE OF THEM.

25.) SWEEP THE BUILDING BROOM CLEAN ON COMPLETION OF SELECTIVE DEMOLITION OPERATION.

GENERAL STRUCTURAL NOTES

1.) FOUNDATION DESIGN BASED ON SOIL BEARING CAPACITY OF 3000 PSF. IF NOT ACHIEVED DURING EXCAVATION, NOTIFY ARCHITECT AND OWNER PRIOR TO COMPLETING WORK.

2.) STRUCTURE DESIGNED FOR THE MINIMUM LIVE LOADS REQUIRED BY BOCA 1393 (FLOOR LOAD = 40 PSF, ROOF LOAD = 30 PSF). ANY INCREASE IN LOADS DUE TO CHANGE IN FUNCTION, CONSTRUCTION MATERIALS, ETC. SHALL HAVE WRITTEN APPROVAL FROM THE STRUCTURAL ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

3.) THE BASIC STABILITY OF THE STRUCTURE IS DEPENDENT UPON THE DIAPHRAGM ACTION OF FLOORS, WALLS AND ROOF ACTING TOGETHER. PROVIDE ALL GUYS, BRACES, STRUTS, ETC. REQUIRED TO ACCOMMODATE ALL LIVE, DEAD AND WIND LOADS UNTIL FINAL CONNECTIONS BETWEEN THESE ELEMENTS ARE MADE.

4.) PROVIDE ALL FLUSH FRAMED JOISTS, HEADERS, VALLEY RAFTERS, AND RIDGE BEAMS WITH PREFABRICATED GALVANIZED METAL CONNECTORS ON EACH SIDE OF MEMBER.

5.) PROVIDE DIAGONAL WOOD BRIDGING FOR WOOD JOISTS (ROOF AND FLOOR) AS FOLLOWS:
SPANS OVER 8'-0" -- ONE ROW
SPANS OVER 15'-0" -- TWO ROWS
VERIFY TRUSS JOIST MANUFACTURER'S SPECIFICATIONS FOR SPECIFIC REQUIREMENTS.

6.) PROVIDE 3/4" APA RATED ROOF SHEATHING, 1/2" EXTERIOR WALL SHEATHING, AND 3/4" FLOOR SHEATHING USING GLUE AND NAILS. NAIL PLYWOOD TO FRAMING AT 6" O.C. ON EDGES OF SHEET AND 12" O.C. ON EACH INTERIOR SUPPORT.

7.) PROVIDE ALL STUD BEARING WALLS WITH 2 CONTINUOUS TOP PLATES AND 1 CONTINUOUS BOTTOM PLATE PLUS A MINIMUM OF ONE ROW OF HORIZONTAL BRIDGING AT MID HEIGHT OF WALL. PROVIDE CONTINUOUS BRIDGING AT ALL BEARING POINTS.

8.) CONNECT ROOF JOISTS AT EACH BEARING POINT WITH ONE PREFABRICATED GALVANIZED METAL CONNECTOR EACH SIDE OF EACH JOIST.

9.) USE A MINIMUM OF 5 1/2 BAGS OF CEMENT AND A MAXIMUM OF 6 1/2 GALLONS OF WATER PER BAG FOR EACH CUBIC YARD OF CONCRETE. CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3000PSI.

10.) EXPOSE EXISTING FRAMING AND NOTIFY ARCHITECT PRIOR TO INTALLATION OF NEW FRAMING TO CLARIFY AND CONFIRM DESIGN INTENT AND CALL OUT ANY EXISTING STRUCTURAL STRESS OR MOISTURE DAMAGE.

11.) ALL FRAMING LUMBER TO BE HEM FIR #2 OR BETTER, UNLESS NOTED OTHERWISE. NEW STUDS AND PLATES TO BE SPF STUD GRADE OR BETTER.

12.) PROVIDE PRESSURE TREATED FRAMING LUMBER IN CONTACT WITH CONCRETE WALLS, SLABS, OR MASONRY.

GENERAL ELECTRICAL NOTES

1.) LAYOUT AND MARK ALL ELECTRICAL DEVICES (LIGHT FIXTURES, SWITCHES, RECEPTACLES, ETC.) BEFORE SETTING ANY ELECTRICAL BOXES OR RUNNING OF ANY WIRING.GENERAL CONTRACTOR TO SCHEDULE WALK THROUGH AND REVIEW WITH OWNER, FOR OWNERS APPROVAL, BEFORE PROCEEDING. WALK THROUGH TO INCLUDE LOCATING SPECIAL WIRING INCLUDING, PHONE JACKS, T.V., HOOK-UPS, AND STEREO WIRING.

2.) PROVIDE ALL POWER AND LIGHTING CIRCUITS AS REQUIRED BY CODE AND PROVIDE AN ACCURATE LABELED PANEL BOXES AT COMPLETION OF PROJECT.

3.) CONTRACTOR TO BE RESPONSIBLE FOR ALL ELECTRICAL WORK. CONTRACTOR TO SUPPLY TEMPORARY DROP POLE FOR CONSTRUCTION, IF NECESSARY.

4.) G.F.I. CIRCUITS TO BE USED IN BATHROOMS AND KITCHEN AND OTHER LOCATIONS REQUIRED BY GOVERNING CODES OR AS INDICATED ON ELECTRICAL PLAN.

5.) PROVIDE SMOKE DETECTORS OUTSIDE BEDROOMS AS REQUIRED BY CODE.

6.) TYPICAL SWITCH LOCATION 1'-0" FROM OPENING WHEREVER POSSIBLE. TYPICAL SWITCH HEIGHTS AT 48" TO CENTER UNLESS NOTED OTHERWISE. COLOR - WHITE TYPE LEVITON DESIGNER SERIES. VERIFY AREAS TO BE DIMMED.
PROVIDE SLIDE TYPE DIMMER SWITCH ONLY.

7.) TYPICAL DUPLEX POWER OUTLETS HEIGHTS AT 12" TO CENTER UNLESS OTHERWISE NOTED ON THE DRAWINGS. COLOR OF DEVICES: WHITE, VERIFY WITH OWNER.

8.) THERMOSTAT AND SPECIAL CONTROL DEVICES HEIGHTS AT 60" TO CENTER.

9.) TELEPHONE - PROVIDE 4 PAIR WIRING TO EACH JACK LOCATION, HOME RUN TO PHONE PANEL. (LOCATION TO BE DETERMINED WITH OWNER) FOR CONNECTION TO TELEPHONE COMPANY SERVICE.

10.) THE ELECTRICAL DRAWINGS SHOW SPECIAL SWITCHING, POWER AND LIGHTING ONLY. MINIMUM ELECTRICAL PROVISIONS REQUIRED BY CODE AND REGULATION SHALL BE BY THE CONTRACTOR. VERIFY LOCATION OF SWITCHES AND RECEPTACLES WITH OWNER PRIOR TO INSTALLATION. TELEPHONE AND CABLE TV OUTLETS SHALL BE AS DIRECTED BY OWNER.

11.) DECORATIVE LIGHTING FIXTURE SELECTION SHALL BE BY OWNER. INSTALLATION SHALL BE BY CONTRACTOR. SEE ELECTRICAL DRAWINGS/LIGHT FIXTURE SCHEDULE FOR INFORMATION ON BUILT-IN LIGHTING

SPECIFICATION NOTES

1.) NO CHANGES OR SUBSTITUTIONS MAY BE MADE UNLESS APPROVED BY THE ARCHITECT.

2.) ALL INSTALLATIONS BY CONTRACTOR, UNLESS NOTED OTHERWISE (UNO).

3.) "MARVIN" WOOD WINDOWS AND EXTERIOR DOORS. PROVIDE JAMB EXTENSIONS AS REQUIRED. HARDWARE TO BE SIMILAR TO EXISTING WINDOWS AND DOORS. SUBMIT FOR OWNER'S APPROVAL. CONTRACTOR SHALL CONFIRM AND VERIFY ALL UNIT AND ROUGH OPENING DIMENSIONS PRIOR TO ORDERING. PROVIDE SHOP DRAWINGS WITH WINDOW LITES. SEE ELEVATIONS FOR DESIRED LITE PATTERNS.

4.) INTERIOR DOORS, SOLID WOOD PANEL DOORS TO MATCH EXISTING.

5.) INTERIOR CASINGS AND TRIMWORK. SEE DRAWINGS FOR NEW PROFILES OR MATCH EXIST. AS NOTED ON DRAWINGS. ALL TO BE PAINTED WOOD, (UNO). NO FINGER JOINTED MATERIAL ALLOWED.

6.) SINGLE LAYER EPDM ROOF APPLIED PER MANUFACTURERS SPECIFICATIONS

7.) FLASHING, DRIPS, GUTTERS, AND DOWNSPOUTS, TO MATCH EXISTING MATERIALS.

8.) CABINETS AND CUSTOM BUILT-INS. CABINETS TBS BY ARCHITECT/OWNER TO APPROVE SHOP DRAWINGS FOR CUSTOM BUILT-INS, PRIOR TO ORDERING.

11.) VANITY TOPS, ETC. TBS BY OWNER/INT. DESIGNER.

13.) PLUMBING FIXTURES AND FITTINGS, TBS BY OWNER/INT. DESIGNER.

14.) UTILITY LIGHT FIXTURES, TO BE APPROVED BY OWNER

15.) CUSTOM METALWORK - ALL EXTERIOR METAL WORK TO BE WELDED AND POWDER COATED IN OWNER SELECTED COLOR. PROVIDE SHOP DRAWINGS FOR ARCHITECT AND OWNER APPROVAL

16.) FOR WORK IN BATH AREAS ONLY MOISTURE RESISTANT GYPSUM WALLBOARD AND TREATED WOOD SHALL BE USED. 'DUROCK' WALLBOARD SHALL BE USED EXCLUSIVELY AT SHOWER AND BATH SURROUNDS.

17.) EXTERIOR WOOD LUMBER INCLUDING TRIM, FASCIAS, MOLDINGS, COLUMN WRAP AND EXPOSED POSTS SHALL BE CLEAR (GRADE A CEDAR OR BETTER). COLUMNS, POSTS, AND WOOD TRIM WITHIN 12" OF GROUND SHALL BE CEDAR, REDWOOD, OR CYPRUS. OTHER EXTERIOR WOOD SHALL BE WHITE PINE. BACK PRIME ALL EXTERIOR PAINTED TRIM.

18.) PAINT EXTERIOR WOOD TO MATCH EXISTING PAINTED WOOD. COLOR SHALL BE APPROVED BY OWNER.

GENERAL NOTES

1.) CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL EXISTING FIELD MEASUREMENTS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ARCHITECTS ATTENTION IMMEDIATELY. NO CHANGES OR SUBSTITUTIONS MAY BE MADE UNLESS APPROVED BY THE ARCHITECT. DO NOT SCALE DRAWINGS. DIMENSIONS TAKE PRECEDENT OVER SCALE.

2.) CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES.

3.) VERIFY LOCATION OF UTILITIES AND EXISTING CONDITIONS. NOTIFY THE OWNER OR ARCHITECT OF CONDITIONS DIFFERING FROM THOSE INDICATED ON THE DRAWINGS.

4.) BEFORE SUBMITTING A PRICE PROPOSALS FOR THIS WORK, THE CONTRACTOR SHALL CAREFULLY EXAMINE THE CONTRACT DOCUMENTS AND BECOME ACQUAINTED WITH ALL GOVERNING CODES, ORDINANCES AND CONDITIONS OF THE WORK. NO EXTRAS WILL BE ALLOWED DUE TO FAILURE TO UNDERSTAND THE CONDITIONS INVOLVED.

5.) SITE PLAN INFORMATION INCLUDING ANY TOPOGRAPHIC ELEVATIONS WERE TAKEN FROM PLAN BY THE OFFICE OF MANK AND KUNST, 408 YORK ROAD, TOWSON MARYLAND, 21204 DATED 01.13.93.

6.) THE DRAWINGS INDICATE GENERAL PROVISIONS FOR DRAINING RAIN-WATER FROM THE SITE AND ROOF. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ROOF DRAINAGE AND FINAL GRADING, INCLUDING PAVEMENT AND LAWN AREAS SO THAT WATER EITHER RUNS AWAY FROM STRUCTURES NATURALLY OR IS PIPED TO DAYLIGHT OR STORM DRAINAGE.

7.) CONTRACTOR SHALL BE RESPONSIBLE FOR THE MODIFICATION OF EXISTING HVAC AS REQUIRED FOR NEW CONSTRUCTION AND FOR DESIGN OF NEW SYSTEM. VERIFY DESIGN WITH OWNER AND ARCHITECT.

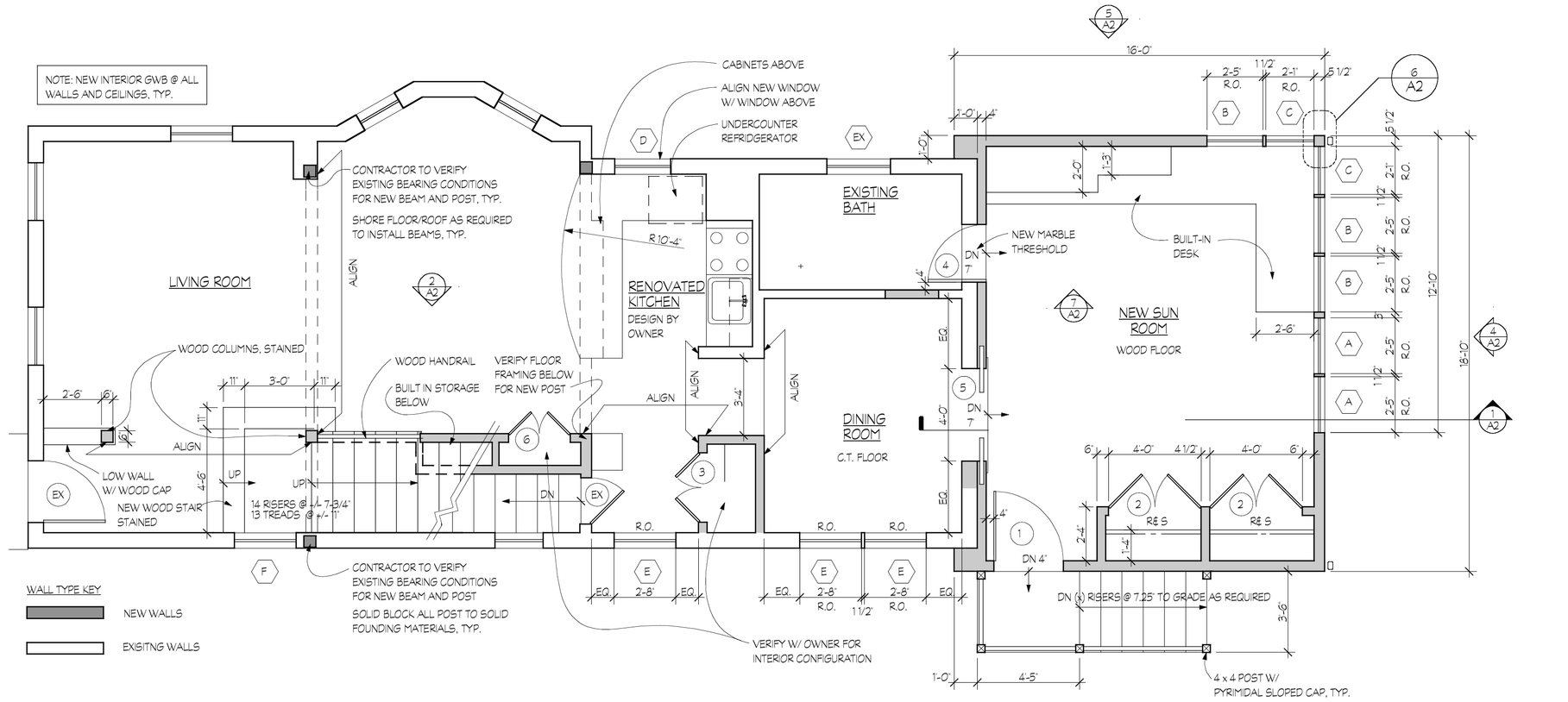
8.) SELECTION OF FINISHES INCLUDING PAINT COLOR SHALL BE BY OWNER/ INTERIOR DESIGNER. INSTALLATION SHALL BE BY CONTRACTOR. INTERIOR DIMENSIONS ARE TO FACE OF GWB UNLESS NOTED OTHERWISE.

9.) CONTRACTOR SHALL VERIFY ROOF VENTILATION AT EAVES, TYP.

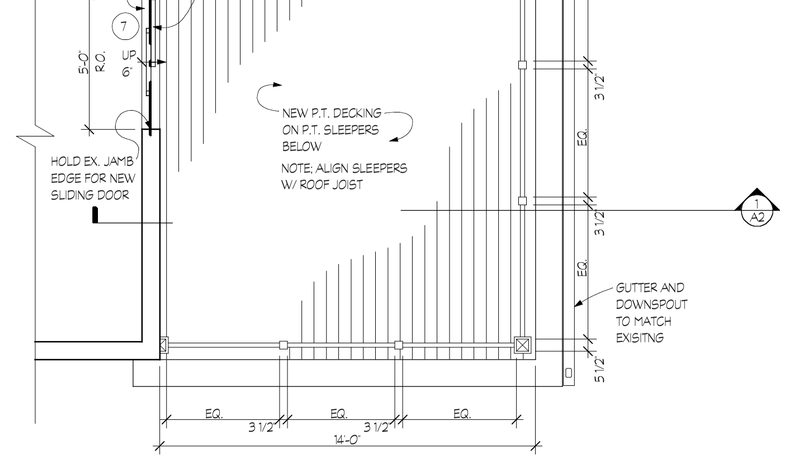
10.) VERIFY WITH OWNER FOR FINAL KITCHEN FITTINGS, FIXTURE SELECTIONS, COUNTERS, CABINETRY, AND PAINT COLOR SELECTIONS. VERIFY THAT THERE IS ADEQUATE FLOOR STRUCTURE FOR HEAVY COUNTER MATERIALS AND APPLIANCES.

11.) THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES IN PLANS AND DETAILS TO THE OWNER OR ARCHITECT AT ONCE. DEMOLITION OR EXCAVATION MAY REVEAL CONDITIONS OTHER THAN THOSE ASSUMED ON THE CONSTRUCTION DOCUMENTS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNER OR ARCHITECT AT ONCE IF THIS OCCURS

12.) IF THE ARCHITECT IS NOT EMPLOYED BY THE OWNER TO PROVIDE REGULAR CONSTRUCTION PHASE SERVICE, INTERPRETATION OF THE CONTRACT DOCUMENTS SHALL BE BY THE OWNER. IN THE ABSENCE OF THE ARCHITECT, ALL QUESTIONS SHALL BE DIRECTED TO THE OWNER.



1 A1 FIRST FLOOR PLAN
SCALE 1/4"= 1'0"



3 A1 PARTIAL SECOND FLOOR PLAN
SCALE 1/4"= 1'0"

2 A1 BASEMENT AND FOUNDATION PLAN
SCALE 1/4"= 1'0"

DOOR SCHEDULE

	MANUF	MANUF. #	DESCRIPTION
1	MARVIN	WDF3070	3'-0 CLAD FRENCH INSWINSING DOOR
2	MORSAN	TBS	PAIR OF 2'-0 WOOD DOORS - 2 PANEL
3	MORSAN	TBS	PAIR OF 1'-6 WOOD DOORS - 2 PANEL
4	MORSAN	TBS	2'-6 WOOD DOOR - 2 PANEL
5	MORSAN	TBS	PAIR OF WOOD POCKET DOORS, W/ GLASS INSERTS
6	MORSAN	TBS	PAIR OF 1'-4 WOOD DOORS - 2 PANEL
7	MARVIN	WSFS068SKG	FRENCH SLIDING DOOR
8	TBS	TBS	3'-0 STEEL OR FIBERGLASS ENTRY DOOR, HEAD HEIGHT T.B.D.
EX			EXISITNG

GENERAL NOTE: SEE DRAWINGS FOR HINGING AND FRAME SIZES (WALL THICKNESS). PROVIDE SCREEN DOOR PANELS FOR ALL EXTERIOR DOORS. CONTRACTOR TO VERIFY ALL MODEL #'S, R.O.'S, AND LITE PATTERNS WITH MANUF. SPEC. OWNER TO SELECT HARDWARE.

WINDOW SCHEDULE

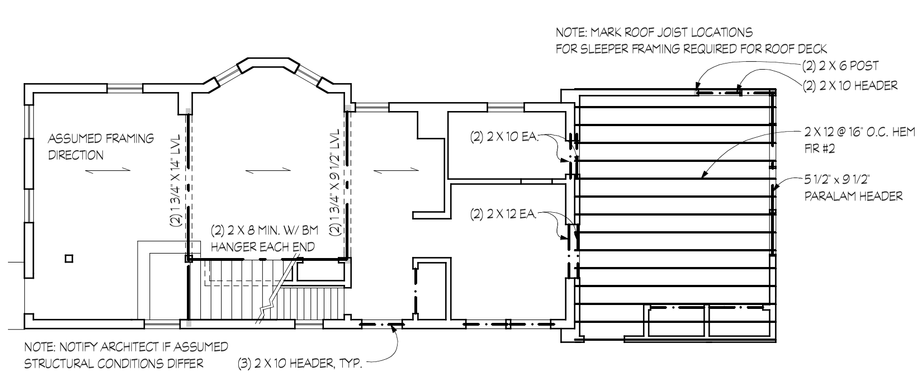
	MANUF	MANUF. #	DESCRIPTION
A	MARVIN	CCM3856 / CAWN 2824	CLAD CASEMENT OVER CLAD AWNING W/ TEMPERED GLASS
B	MARVIN	CCM2856	CLAD CASEMENT
C	MARVIN	CCM2456	CLAD CASEMENT
D	MARVIN	CCM2832	CLAD CASEMENT
E	MARVIN	CUDH2828	CLAD DOUBLEHUNG
F	MARVIN	CUDH2824	CLAD DOUBLEHUNG W/ TEMPERED GLASS IN BOTTOM LITE
EX			EXISITNG

GENERAL NOTE: SEE DRAWINGS FOR HINGING AND FRAME SIZES (WALL THICKNESS). PROVIDE SCREENS @ ALL OPERABLE WINDOWS. CONTRACTOR TO VERIFY ALL MODEL #'S, R.O.'S, AND LITE PATTERNS WITH MANUF. SPEC. OWNER TO SELECT HARDWARE.

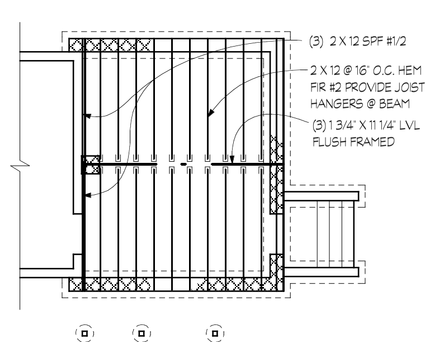
LIGHTING SCHEDULE

	TYPE	DESCRITION
1	NCAND	5" RECESSED LIGHT FIXTURE
2	NCAND	DECORATIVE PENDANT LIGHT FIXTURE
3	NCAND	CEILING MOUNTED
4	NCAND	DECORATIVE EXTERIOR FIXTURE
5		

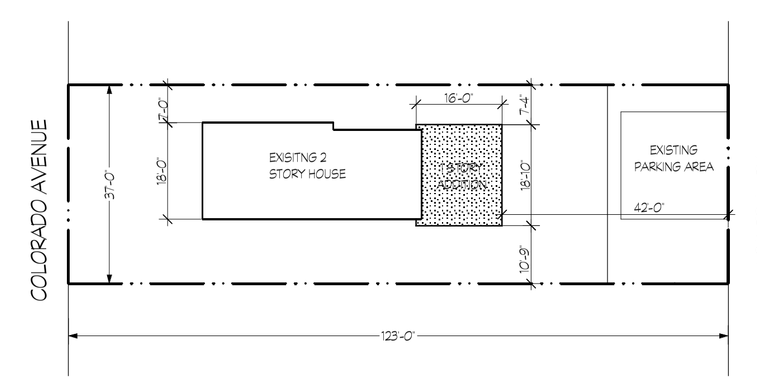
GENERAL NOTE: FIXTURES T.B.S. BY OWNER. CONTRACTOR TO ARRANGE WALK-THRU WITH ELECTRICIAN AND OWNER TO REVIEW MOUNTING HEIGHT, SWITCHING PATTERNS, AND LOCATIONS OF OUTLETS AND JACKS. PROVIDE SMOKE DETECTORS AS REQUIRED BY CODE.



6 A1 ROOF FRAMING PLAN
SCALE 1/8"= 1'0"



5 A1 FIRST FLOOR FRAMING PLAN
SCALE 1/8"= 1'0"



4 A1 SITE PLAN
SCALE 1"= 20'

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PANDE RESIDENCE
624 COLORADO AVE.
BALTIMORE, MARYLAND 21210
PROJECT

FLOOR PLANS
TITLE

BMF/EG
DRAWN BY

20 SEPTEMBER 2000
ISSUE DATE

REVISION DATE

A1
DRWG NO.