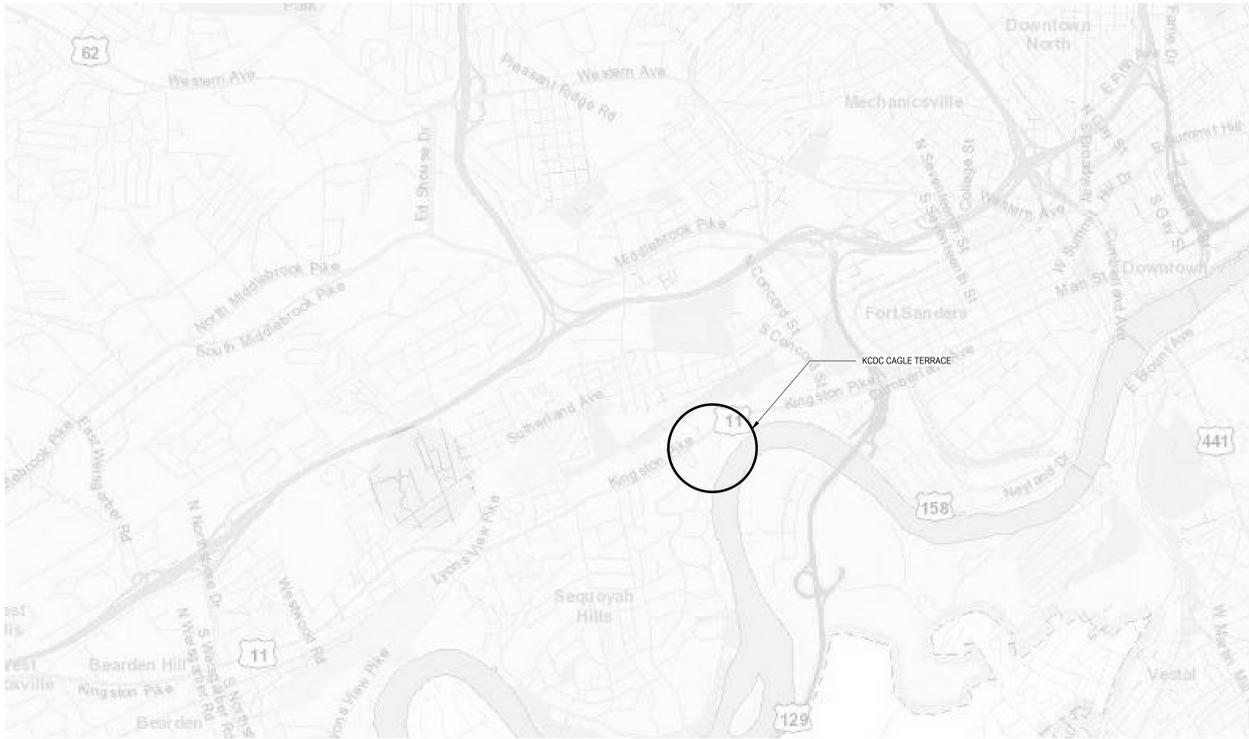


KCDC - Cagle Terrace

515 Renford Rd
Knoxville, TN 37919
04.08.2020



10 Vicinity	
A	AC
AC	ACT
ADJ	AFF
ALT	ALUM
ARCH	ASPH
ATT	
B	BOTT
B.O.W.	
C	CAB
CB	CEM
CF	CFI
CG	CJ
CLG	CL
CMU	COL
CONC	CONC
CONSTR	CONT
COORD	CORR
CORS	CTSK
CUB	CUI
CUI	CY
D	DTL
DF	DIA
DM	DN
DR	DS
DW	DWG
E	EF
EJ	ELEV
EL	EQ
EW	EXP
EXH	EXT
EXT	
F	FD
FEC	FF
FF	FHC
FHC	FIN
FIN	FL
FL	FLR
FLR	FT
FT	FTG
FTG	FRM
FRM	FRT
FRT	FRNG
FRNG	MAS
MAS	MATL
MATL	MAX
MAX	MECH
MECH	MFR
MFR	MH
MH	MIN
MIN	MISC
MISC	MO
MO	MTL
MTL	MULL
MULL	N
N	NEO
NEO	NI
NI	NO
NO	NOM
NOM	NTS
NTS	
O	OC
OC	OD
OD	OF
OF	OH
OH	OP
OP	OPP
OPP	
P	PL
PL	PLY
PLY	PNT
PNT	PREFAB
PREFAB	P.T.
P.T.	PTD
PTD	PVC
PVC	
Q	QFCI
QFCI	QS
QS	
R	R
R	RA
RA	RAD
RAD	RAG
RAG	RAR
RAR	RB
RB	RCP
RCP	RD
RD	REF
REF	REF
REF	REIN
REIN	RET
RET	RM
RM	RO
RO	ROW
ROW	RS
RS	RVL
RVL	
S	S & R
S & R	SAB
SAB	SAN
SAN	SCH
SCH	SCWD
SCWD	SEC
SEC	SECT
SECT	SH
SH	SHT
SHT	SIM
SIM	SPEC
SPEC	SQ
SQ	SQ FT
SQ FT	SQ IN
SQ IN	SQ YD
SQ YD	SS
SS	SST
SST	STD
STD	STL
STL	STOR
STOR	STRUCT
STRUCT	SUSP
SUSP	SWD
SWD	
T	T
T	T&G
T&G	T
T	T.O.C.
T.O.C.	T.O.W.
T.O.W.	TEMP
TEMP	TEMP
TEMP	THK
THK	THOLD
THOLD	THRE
THRE	TR
TR	TRD
TRD	TRP
TRP	
U	UR
UR	
V	VB
VB	VERT
VERT	VCT
VCT	
W	W
W	w
w	wc
wc	WD
WD	WDD
WDD	WH
WH	WR
WR	WWM
WWM	
X	
Y	
YD	
Z	

9 Abbreviations	
NTS	

SITE DESCRIPTION
515 Renford Road
Knoxville, TN 37919
Parcel ID #: 107KB001
City Block: 45562

PROJECT SCOPE
This project includes repairs, replacement of finishes and alterations. The project primarily consists of the removal and replacement or covering of existing materials, elements, equipment and fixtures using new materials, elements, equipment and fixtures that serve the same purpose. The alteration work in this project is classified as a Level 1 Alteration per Chapter 7 of the 2018 International Existing Building Code (IEBC). Consistent with IEBC Section 901.1, the reconfiguration of space in the project is minimal, and is exclusively the result of alterations undertaken for the primary purpose of increasing compliance with accessibility requirements and is therefore reclassified from Level 2 to Level 1. The extent of alteration and reconfiguration, i.e. area of work, is as reflected on the demolition floorplans. It is generally limited to the UFAS units (14 of 273 units) and the common area restrooms in Building B.

The work is generally described as interior renovations of existing apartment buildings to include converting units to UFAS accessibility requirements, accessibility repairs in public / common area restrooms, installing HUD compliant smoke detectors and emergency call systems, building generator replacement, updating interior flooring and casework and minimal plumbing fixture updates as required. There is no site alteration in the project, however existing concrete sidewalks will be repaired in place, a small concrete stem wall repaired and a few select parking stalls restriped.

The buildings were originally designed and constructed under jurisdiction of the 1965 Edition of the Southern Standard Building Code (SSBC). The 2018 Edition of the IEBC Section 301.3 provides that alterations complying with the laws in existence at the time that the building was built shall be considered in compliance with the provisions of the 2018 IEBC. Partition requirements per SSBC Section 702.2 stipulate one-hour fire resistance for interior exit access corridors. Protection of door openings in the corridor walls is stipulated in SSBC Section 703.4(d) and allows wooden doors of the solid core flush type of nominal thickness of at least 1-3/4". Referring to door schedules and details on sheets A6.1 and A6.2, note that this requirement is met with door replacements on this renovation project. Also, as an improvement, on this renovation project all piping penetrations through the 1-3/4" solid core transom panel above the doors will be fire-caulked.

8 Project Description
NTS

APPLICABLE CODES:
International Building Code, 2018 edition w/ amendments
International Existing Building Code, 2018 edition
International Energy Code, 2018 edition w/ amendments
International Electrical Code, 2017 edition w/ amendments
International Plumbing Code, 2018 edition w/ amendments
International Mechanical Code, 2018 edition w/ amendments
International Fuel Gas Code, 2018 edition w/ amendments
International Fire Code, 2018 edition w/ amendments

ACCESSIBILITY CODE:
2010 ADA Standards for Accessible Design
ICC-A117.1-2009

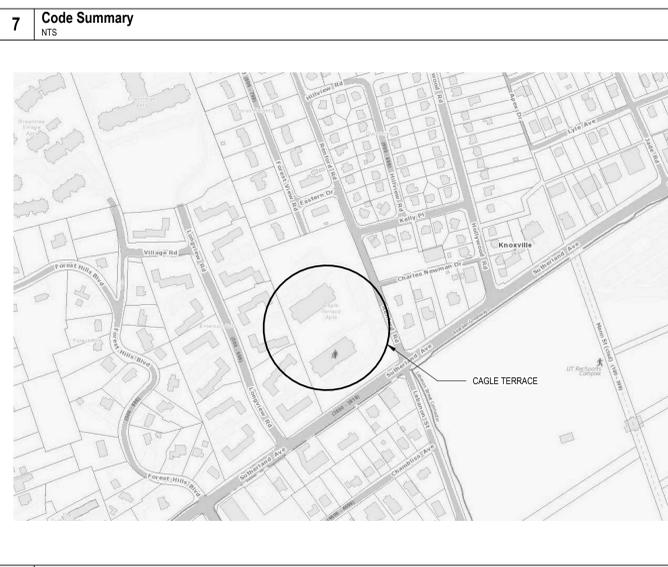
OCCUPANCY TYPE:
Residential, R-2 Apartment House

CONSTRUCTION TYPE:
Type II, Unprotected, Sprinklered

PARCEL ID #:
107KB001

BLOCKLOT #:
49

NOTE: INTERIOR EXIT ACCESS CORRIDORS ARE 1 HOUR FIRE RATED. NO CHANGES WILL BE MADE TO THESE WALLS.



6 Location Map
NTS

ROOMS TYPES PER FLOOR															
UNIT - TYPE	SQ. FT.	1A	1B	2A	2B	3A	3B	4A	4B	5A	5B	6A	6B	TOTAL UNITS	TOTAL SQ. FT.
1 BR - Type 1*	460	9	0	0	0	0	0	0	0	0	0	0	0	9	4,140
1 BR - Type 4*	435	0	0	24	24	24	24	24	24	24	24	24	24	240	104,400
1 BR - Type 2	570	4	0	0	0	0	0	0	0	0	0	0	0	4	2,280
1 BR - Type 3	560	0	0	0	0	1	0	0	1	1	1	1	1	6	3,360
1 BR ADA - Type 3	560	0	0	2	2	1	1	2	2	1	1	1	1	14	7,840
TOTAL		13	0	26	26	26	26	26	26	26	26	26	26	273	122,020

* 0 BR converted to 1 BR

AREA SQ. FT. / FLOOR													
COMMON AREAS	1A	1B	2A	2B	3A	3B	4A	4B	5A	5B	6A	6B	TOTAL SQ. FT.
SOCIAL AREAS	0	5,220	0	0	0	0	0	0	0	0	0	0	5,220
OFFICES	200	1,038	0	0	0	0	0	0	0	0	0	0	1,238
CIRCULATION	2,178	1,960	1,070	1,070	1,070	1,070	1,070	1,070	1,070	1,051	1,051		14,838
SERVICE	2,604	2,962	53	53	53	53	53	53	53	72	72		6,096
TOTAL	4,982	11,180	1,123	27,392									

Please note the following units are ADA accessible:

	Level 2	Level 3	Level 4	Level 5	Level 6
Building A	211,215	311	411,415	511	611
Building B	211,215	311	411,415	515	611

5 Unit Matrix - Buildings A & B
NTS

Construction Documents
04.08.2020

TITLE	Cover Sheet	04.08.2020	04.08.2020	04.08.2020
ARCHITECTURAL SITE				
AS1.0	Architectural Site Plan			
AS1.1	Enlarged Site Plans			
ARCHITECTURAL DEMOLITION				
AD1.1	Demolition Plans			
AD1.2	Demolition Plans			
ARCHITECTURAL				
A1.1	1st Floor Plans			
A1.2	2nd Floor Plans			
A1.3	3rd Floor Plans			
A1.4	4th Floor Plans			
A1.5	5th Floor Plans			
A1.6	6th Floor Plans			
A3.1	Typical Exterior Elevations			
A6.1	Door Elevations, Details & Building A Door Schedule			
A6.2	Building B Door Schedule			
AT.1	Finish Schedules & Building A Finish Schedule			
AT.2	Building B Finish Schedule			
AB.1	Enlarged Restroom Plans & Elevations			
AB.2	Enlarged Unit Floor Plans & Interior Elevations			
AB.3	Enlarged Unit Floor Plans & Interior Elevations			
AB.1	Interior Details			
MECHANICAL				
M0.1	HVAC Notes, Legend, Schedules & Details			
M1.1	Building A & B - First Floor HVAC Plans			
M1.2	Typical HVAC Floor Plan (2nd thru 6th Buildings A & B)			
M2.1	Typical Apartments HVAC			
PLUMBING				
PL1	Plumbing Notes, Legends & Schedules			
P1.1	Building A & B - First Floor Plan			
P1.2	Typical Floor Plan (2nd thru 6th) Buildings A & B			
P1.3	Enlarged Demolition - Typical Apartments & Public Restrooms			
P2.1	Sanitary - Typical Apartments & Public Restrooms			
P2.2	Domestic Water - Typical Apartments & Public Restrooms			
P2.3	Enlarged Demo & Plumbing - Public Restrooms			
P3.1	Sanitary Riser Diagrams			
P3.2	Domestic Water Riser Diagrams			
ELECTRICAL				
E0.1	Electrical Legend & Schedule			
E1.1	Electrical Plan			
E1.2	Building A & B - 2nd & 4th Floor			
E1.3	Building A & B - 3rd, 5th & 6th Floor			
E2.1	Typical Apartments - Electrical Plan			

Owner:
Cagle Terrace Corporation
901 N. Broadway, Knoxville, TN 37917
T 865.403.1100 F 865.403.1117
Contact: Benjamin M. Bentley

Architect:
Studio Four Design
414 Clinch Ave, Knoxville, TN 37902
T 865.523.5001 F 865.523.5003
Contact: Markus E. Chady

MEP:
Facility Systems Services
713 South Central Street, Suite 101
Knoxville, TN 37902
T 865.246.0164 F 865.246.1084
Contact: Jason Holway

Contractor:
TBD

4 Contact Information
NTS

0	CENTER LINE	1	DEMO NOTE
0	COLUMN GRID	1 A2.26	EXTERIOR ELEVATION
101	ELEVATION MARKER	1 A101	INTERIOR FINISH ELEVATION
1	POINT ELEVATION	1	NORTH ARROW
101	DOOR IDENTIFICATION	1	ACCESSORY TAG
1	WINDOW IDENTIFICATION	1	REVISION NOTE
101	CEILING IDENTIFICATION	1	
1	WALL TYPE	1	
101	ROOM IDENTIFICATION	1	
1		1	
1		1	

3 Graphic Symbols
1/4" = 1'-0"

[Symbol]	EARTH	[Symbol]	WOOD - ROUGH
[Symbol]	GRAVEL	[Symbol]	BATT INSULATION
[Symbol]	CONCRETE	[Symbol]	GYPSUM BOARD
[Symbol]	RIGID INSULATION	[Symbol]	ACOUSTIC TILE
[Symbol]	METAL	[Symbol]	MASONRY VENEER
[Symbol]	PLYWOOD	[Symbol]	CONCRETE MASONRY UNIT
[Symbol]	WOOD - FINISHED		

2 Materials Legend
NTS

1. DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, CONTRACTOR SHALL OBTAIN CLARIFICATION IN WRITING FROM THE ARCHITECT.

2. INTERIOR AND EXTERIOR WALL AND PARTITION DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD UNLESS NOTED OTHERWISE. MASONRY DIMENSIONS ARE FROM OUTSIDE EDGE TO OUTSIDE EDGE UNLESS NOTED OTHERWISE.

3. CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL CODES, REGULATIONS AND ORDINANCES AND SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR CONSTRUCTION.

4. FIRE EXTINGUISHERS ARE REQUIRED IN THE SPACE PER NFPA 10. MOUNT CABINETS AND EXTINGUISHERS AT LOCATIONS SHOWN ON THE DRAWINGS OR AS DIRECTED BY THE FIRE-BUILDING INSPECTOR.

5. CONSTRUCTION MATERIALS SPECIFIED AND NOTED ON THE DRAWINGS ARE REPRESENTATIVE OF THE GENERAL DESIGN INTENT.

6. GENERAL CONTRACTOR TO VERIFY CONDITIONS PRIOR TO BIDDING. IF CONDITIONS ARE DIFFERENT THAN SHOWN IN DRAWINGS, CONTACT ARCHITECT IMMEDIATELY.

7. WHERE A DETAIL IS SHOWN OR A NOTE IS DESCRIBED FOR ONE CONDITION, IT SHALL APPLY FOR ALL LIKE OR SIMILAR CONDITIONS EVEN THOUGH NOT SPECIFICALLY NOTED ON THE DRAWINGS.

8. CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT SURROUNDINGS PROPERTY, STREETS, WALKS, ETC. DURING CONSTRUCTION ACTIVITIES AND SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED AS A RESULT.

1 General Notes
NTS

STUDIO FOUR DESIGN

414 Clinch Ave. Knoxville, TN 37902
p 865 523-5001 f 865 523-5003
studiofourdesign.com

KCDC - Cagle Terrace

515 Renford Rd
Knoxville, TN 37919



Project Phase: Construction Documents

Revisions		
No.	Description	Date
1	City & Owner Comments	05.11.2020
2	Addendum 1	05.29.2020

Issue Date: 04.08.2020
Job Number: 19136.00

T0.0

Date: 5/20/2020 10:40:27 AM
 Drawn By: Checked By: M. Chady
 File: C:\Revit Local Files\19136.00_KCDC_Cagle_Terrace_Central_Rowdown.rvt
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Project Phase: Construction Documents

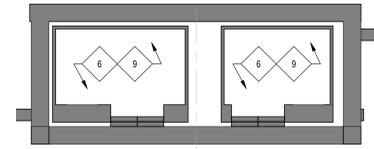
Issue Date: 04.08.2020

No.	Description	Date
2	Addendum 1	05.29.2020

Job Number: 19136.00

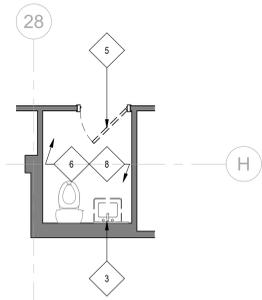
Demolition Plans

AD1.1



DEMOLITION WORK TO ELEVATORS TO APPLY TO BOTH BUILDINGS A AND B, TYP.

4 Enlarged Elevator Demolition Plan
1/4" = 1'-0"



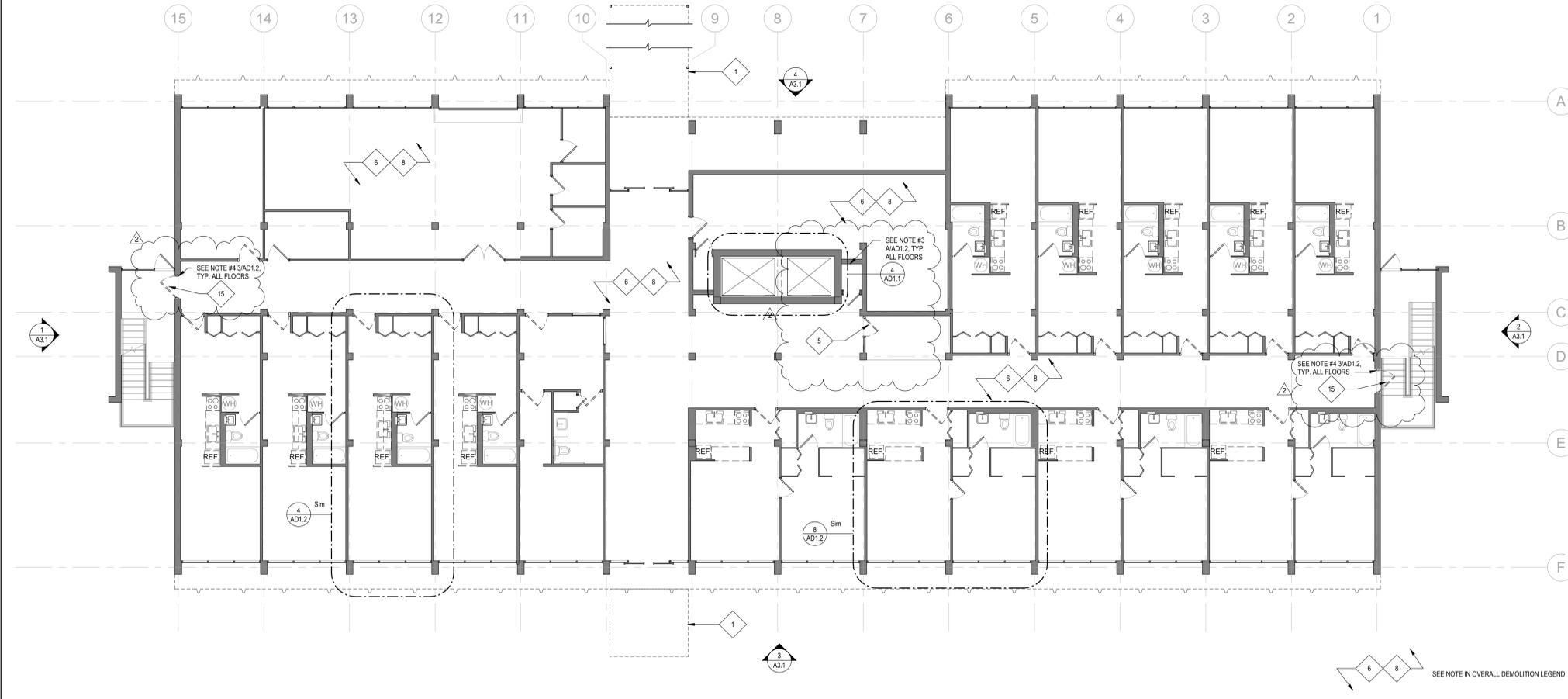
3 Enlarged First-Aid Restroom Demo Plan
1/4" = 1'-0"

- | | |
|---|---|
| 1 REMOVE EXISTING CANOPY AND POSTS. PREPARE FOR NEW. | 8 REMOVE EXISTING CEILING TILES. EXISTING GRID TO REMAIN. |
| 2 REMOVE EXISTING NON-ADA COMPLIANT STALLS. | 9 REMOVE EXISTING CEILING FINISH AND LIGHTING FIXTURES. PREPARE FOR NEW. |
| 3 REMOVE & DISCARD EXISTING LAVATORIES, CAP AND CONCEAL LINES AS NECESSARY. | 10 REMOVE EXISTING CEILINGS CONTAINING ASBESTOS. |
| 4 REMOVE & DISCARD EXISTING PLUMBING FIXTURES. VERIFY WITH OWNER WHICH APPLIANCES TO DISCARD AND WHICH TO SAVE FOR REINSTALLATION PRIOR TO REMOVAL. | 11 REMOVE EXISTING APPLIANCES. |
| 5 REMOVE EXISTING DOOR AND ASSOCIATED HARDWARE, EXISTING FRAME TO REMAIN. PREPARE OPENING FOR NEW DOOR. | 12 REMOVE EXISTING CASEWORK. |
| 6 RETAIN AND PRETREAT EXISTING FLOORING. PREPARE FOR INSTALLATION OF NEW FLOATING FLOOR ABOVE. | 13 REMOVE EXISTING CERAMIC SURROUND AND PREPARE FOR ROLL-IN SHOWER. |
| 7 REMOVE EXISTING CEILING TILES AND CEILING GRID. | 14 REMOVE EXISTING WALL. PREPARE FOR NEW 3/8" MTL STUD PARTITION. |
| | 15 REMOVE EXISTING DOOR, ASSOCIATED HARDWARE AND FRAME. PREPARE OPENING FOR NEW DOOR AND FRAME. |
- ALL EXISTING LVP FLOORING TO BE PROTECTED AND PREPARED FOR INSTALLATION OF NEW FLOATING FLOOR ABOVE THROUGHOUT. ALL EXISTING CEILING TILES TO BE REMOVED. EXISTING GRID TO REMAIN I.N.O.

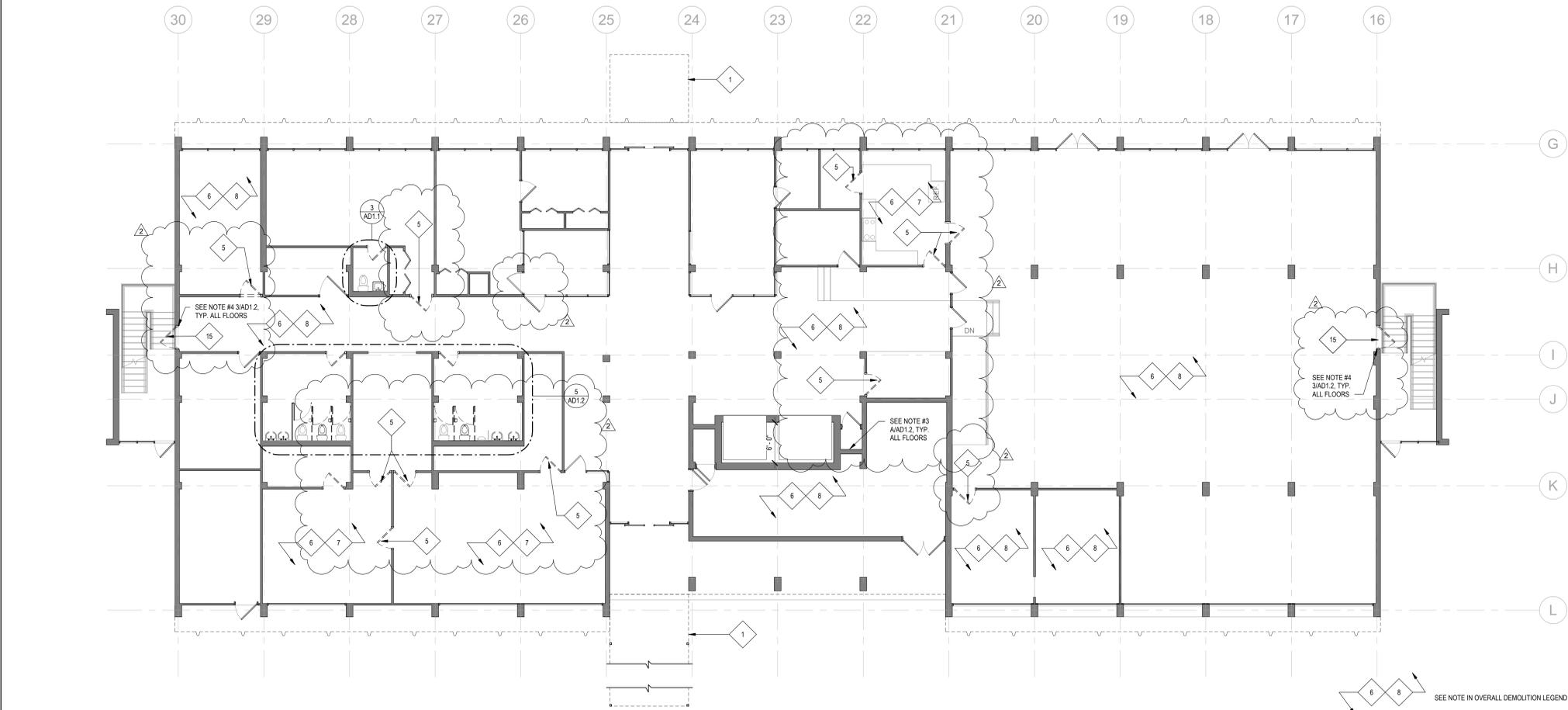
2 Overall Demolition Legend
N.T.S.

- DEMOLITION PLAN(S) ARE ISSUED AS AN EXPLANATORY SUPPLEMENT TO INDICATE THE APPROXIMATE SCOPE OF PROPOSED DEMOLITION AND AS SUCH ALL CONDITIONS SHALL BE FIELD VERIFIED PRIOR TO COMMENCEMENT OF DEMOLITION ACTIVITIES. DEMOLITION WORK WILL REQUIRE COORDINATION WITH PROPOSED ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING & ELECTRICAL SYSTEMS. THEREFORE DEMOLITION PLAN(S) MAY NOT REPRESENT OR INCLUDE ALL DEMOLITION REQUIRED. CONTRACTOR SHALL BECOME FAMILIAR WITH THE SITE AND FIELD VERIFY ALL CONDITIONS PRIOR TO BIDDING OR CONSTRUCTION.
- CONTRACTOR SHALL CONTACT THE ARCHITECT IMMEDIATELY UPON DISCOVERY OF DISCREPANCIES BETWEEN THESE DRAWINGS AND EXISTING CONDITIONS.
- EXISTING CONSTRUCTION TO REMAIN WITHIN AND SURROUNDING THE LIMITS OF CONSTRUCTION SHALL BE PROTECTED AS NECESSARY DURING DEMOLITION TO AVOID DAMAGE OR DESTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING OR REPAIRING ANY ITEMS DAMAGED OR DESTROYED THAT WERE NOT INDICATED AS PART OF THE SCOPE OF DEMOLITION.
- REMOVE ALL INTERIOR CONSTRUCTION INDICATED BY KEYNOTES, EXCEPT WHERE SPECIFICALLY INDICATED TO REMAIN. REMOVAL SHALL INCLUDE, BUT NOT BE LIMITED TO: INTERIOR AND EXTERIOR WALLS, DOORS, PARTITIONS, SUSPENDED ACOUSTICAL CEILINGS, LIGHT FIXTURES, ELECTRICAL DEVICES, FIRE ALARM DEVICES, CONDUIT, ELECTRICAL PANEL BOARDS, SWITCHES, PLUMBING LINES, PLUMBING FIXTURES, MILLWORK, FLOOR FINISHES, WINDOW TREATMENTS, DUCTWORK AND ASSOCIATED MECHANICAL PIPING, FIXTURES AND CONTROLS.
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- DIMENSIONS SHOWN ARE APPROXIMATE DUE TO VARIATIONS IN EXISTING CONDITIONS, AND ARE GIVEN FOR REFERENCE ONLY.
- GC SHALL COORDINATE WITH OWNER PRIOR TO COMMENCEMENT OF DEMOLITION WORK ALL PROCEDURES (E.G. SCHEDULING OF ACTIVITIES, SHUTDOWNS, ETC.) AND LOCATION OF DUMPSTER FOR DISPOSAL OF ALL REMOVED ITEMS.
- ANY DAMAGE TO OWNER'S PROPERTY DURING DEMOLITION OR CONSTRUCTION WILL BE REPAIRED PER SPECIFICATIONS, AT GC'S EXPENSE.
- ANY EXISTING EQUIPMENT OR COMPONENT IN OR PERTAINING TO THE PREMISES THAT IS BEING ABANDONED MUST BE DEMOLISHED COMPLETELY AND PROPERLY REMOVED FROM THE PREMISES.
- GC SHALL COORDINATE WORK PERFORMED BY OTHER CONTRACTORS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE OWNER'S ATTENTION BEFORE PROCEEDING WITH WORK.
- GC SHALL TAKE CARE TO NOT DISTURB EXISTING CEILING OR FLOOR EXCEPT FOR THOSE AREAS SPECIFIED.

1 General Demolition Notes
N.T.S.



6 1st Floor Building A Demolition Plan
1/8" = 1'-0"



5 1st Floor Building B Demolition Plan
1/8" = 1'-0"



Project Phase: Construction Documents

Issue Date: 04.08.2020

Revisions		
No.	Description	Date
2	Addendum 1	05.29.2020

Job Number: 19136.00

Demolition Plans

AD1.2

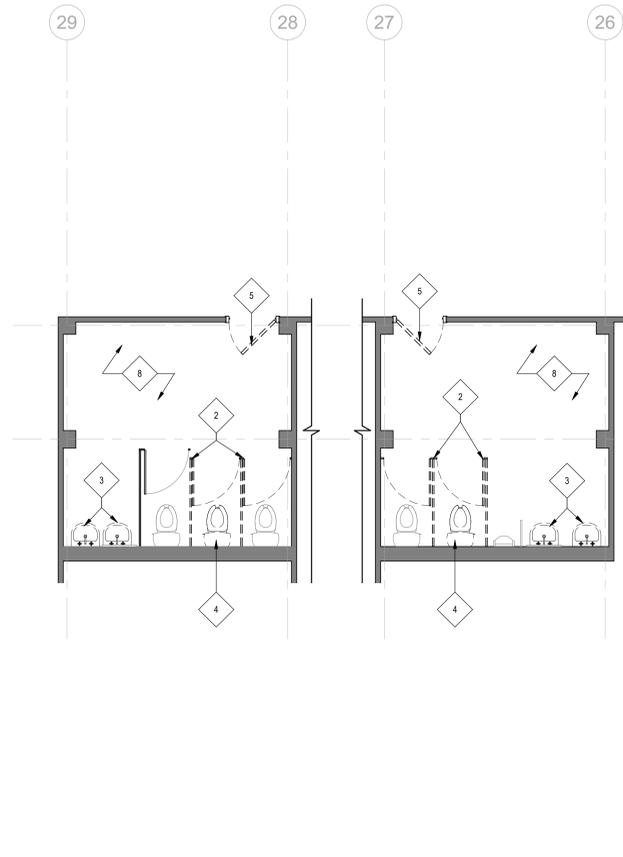
1. ALL EXISTING LVP FLOORING TO BE PROTECTED AND PREPARED FOR INSTALLATION OF NEW FLOATING FLOOR ABOVE THROUGHOUT.
2. ALL EXISTING CEILING TILES TO BE REMOVED ON EVERY LEVEL IN HALLWAYS. EXISTING CEILING GRID TO REMAIN U.N.O.
3. ALL EXISTING TRASH CHUTE DOORS TO BE REMOVED ON EVERY LEVEL. PREPARE EXISTING OPENINGS FOR NEW DOORS. SEE 5/6.1
4. ALL EXISTING EXTERIOR ACCESS DOORS (LOCATED AT HALLWAY ENDS). ASSOCIATED HARDWARE AND FRAME TO BE REMOVED COMPLETE ON EVERY LEVEL. PREPARE OPENING FOR NEW DOOR AND FRAME.

3 Overall Demolition Notes
NTS

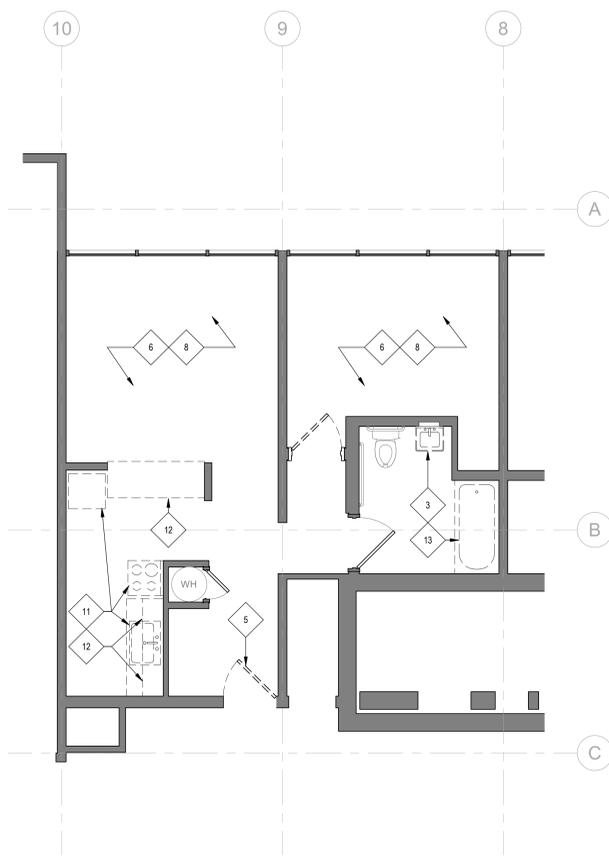
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- 8 REMOVE EXISTING CEILING TILES. EXISTING GRID TO REMAIN.
- 9 REMOVE EXISTING CEILING FINISH AND LIGHTING FIXTURES. PREPARE FOR NEW.
- 10 REMOVE EXISTING CEILINGS CONTAINING ASBESTOS.
- 11 REMOVE EXISTING APPLIANCES.
- 12 REMOVE EXISTING CASEWORK
- 13 REMOVE EXISTING CERAMIC SURROUND AND PREPARE FOR ROLL-IN SHOWER
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2 Demolition Legend
NTS

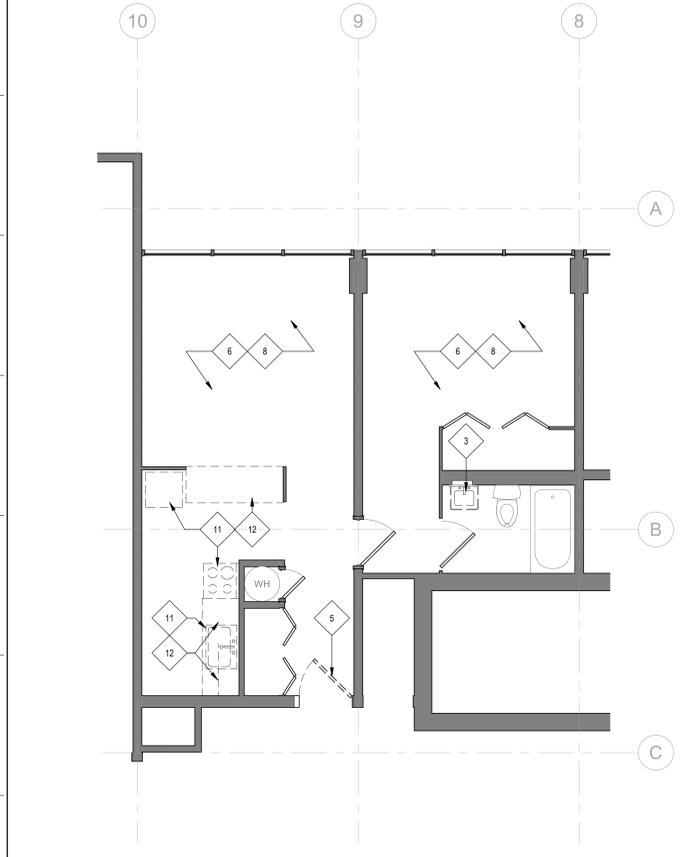
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10. GC SHALL COORDINATE WORK PERFORMED BY OTHER CONTRACTORS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE OWNERS ATTENTION BEFORE PROCEEDING WITH WORK.
11. GC SHALL TAKE CARE TO NOT DISTURB EXISTING CEILING OR FLOOR EXCEPT FOR THOSE AREAS SPECIFIED.



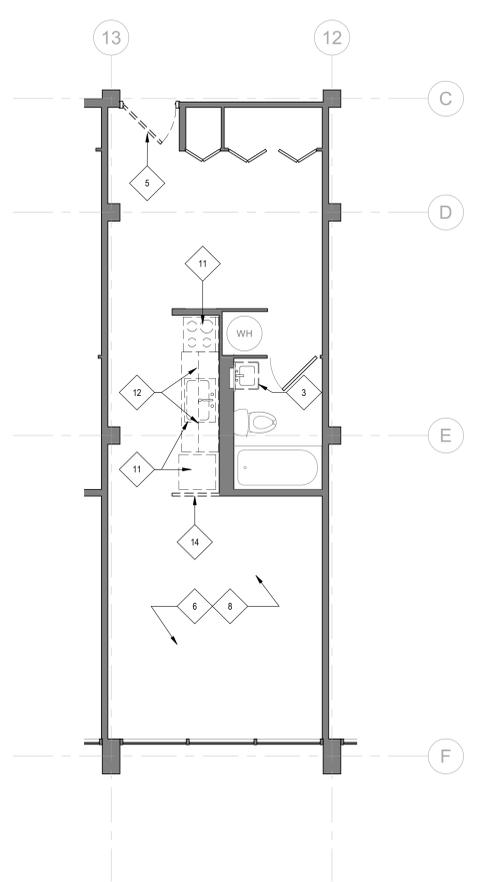
5 1st Floor Building B - Enlarged Restroom Demo Plan
1/4" = 1'-0"



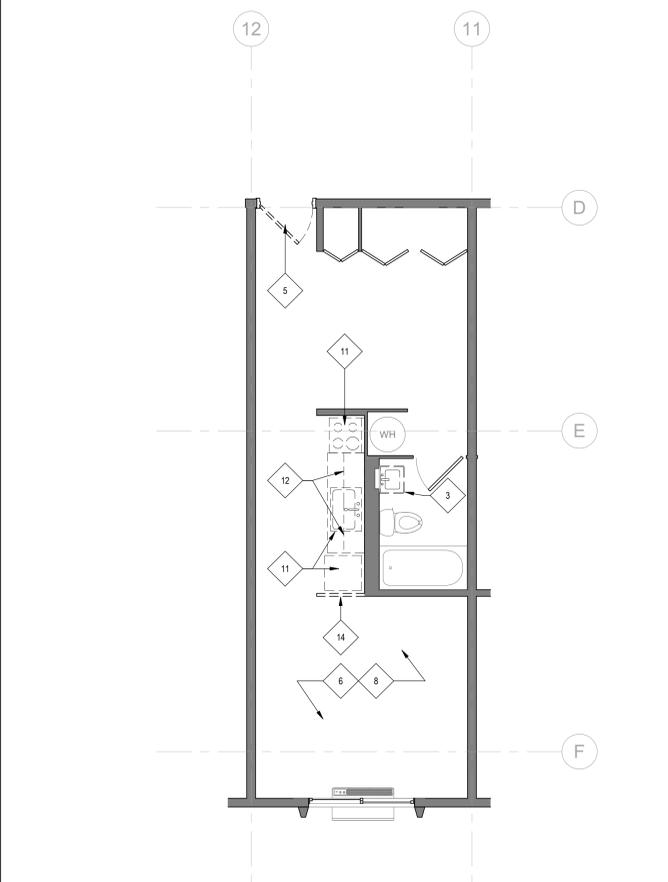
7 Type 3 UFAS - Demolition Plan
1/4" = 1'-0"



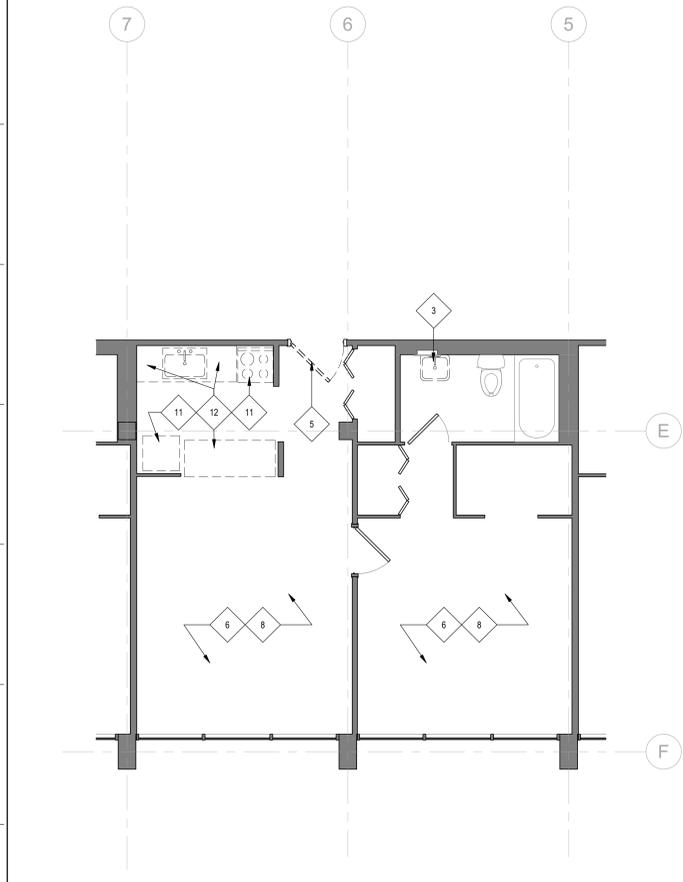
9 Type 3 - Demolition Plan
1/4" = 1'-0"



4 Type 1 - Demolition Plan
1/4" = 1'-0"



6 Type 4 - Demolition Plan
1/4" = 1'-0"



8 Type 2 - Demolition Plan
1/4" = 1'-0"

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 Date: 5/29/2020 10:46:17 AM
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 Checked By: Chucker
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