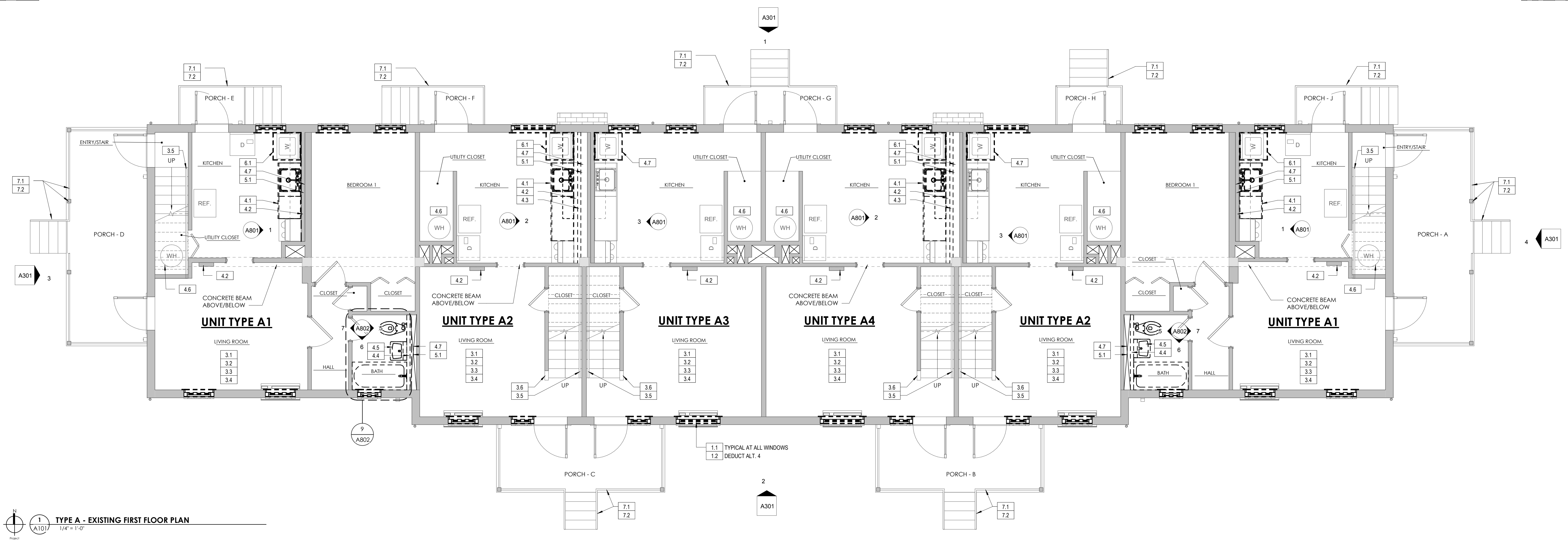


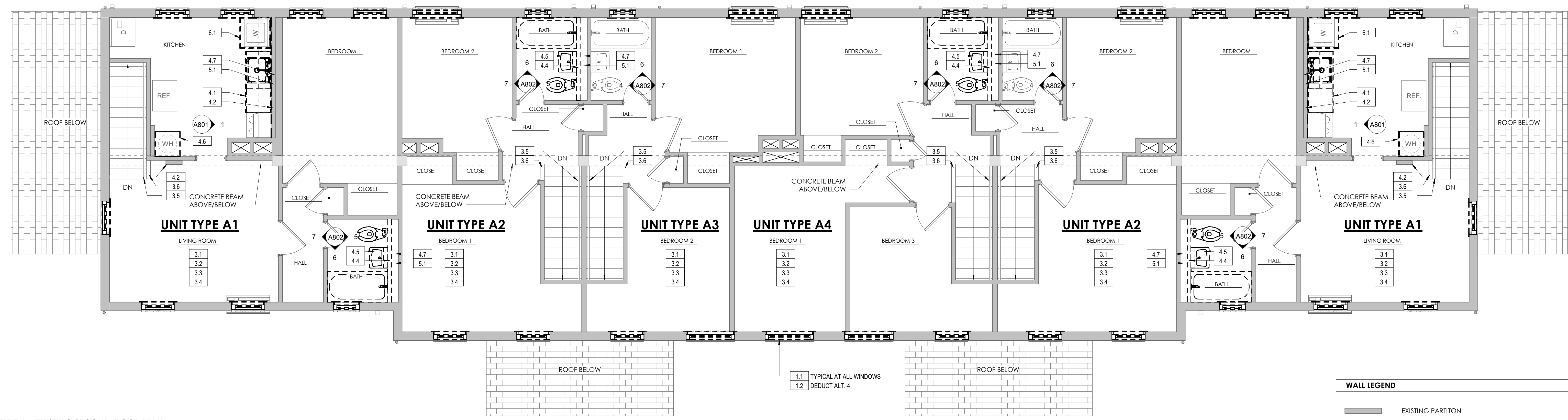


No.	Date	Description

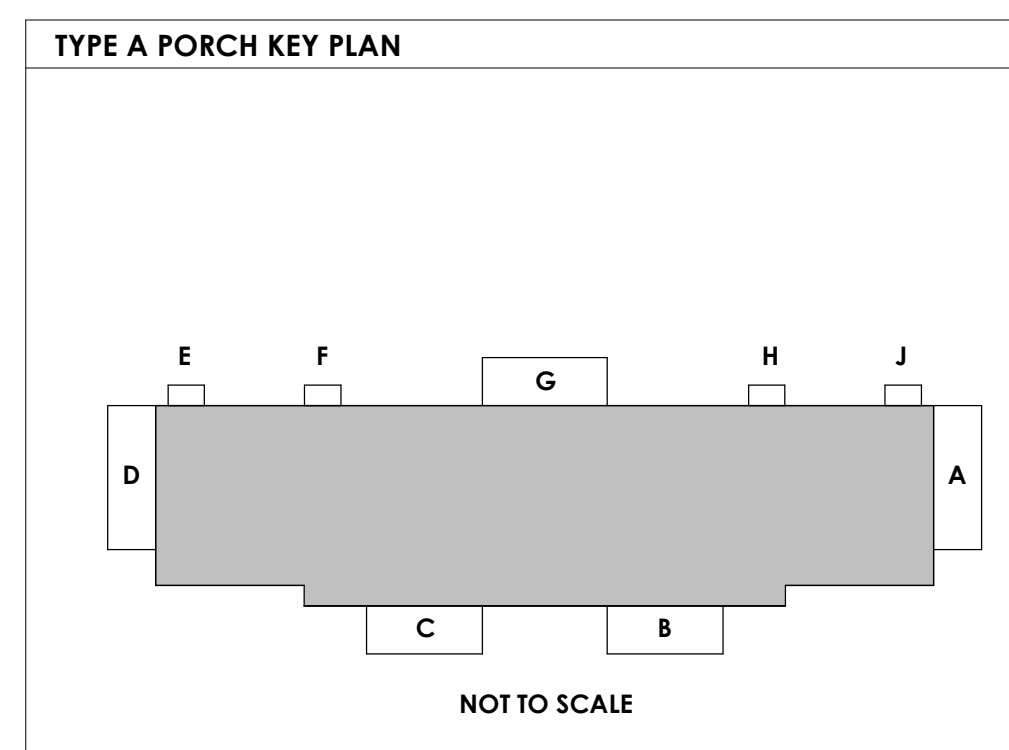
SCALE:	As Indicated
SCALE GUIDE:	
DATE ISSUED:	OCTOBER 5, 2018
PROJECT:	M. BUTLER
PA / PC:	K. WHITE / G. TAYLOR
DRAWN BY:	
CHECKED BY:	
DRAWING TITLE:	



1 TYPE A - EXISTING FIRST FLOOR PLAN
1/4" = 1'-0"



2 TYPE A - EXISTING SECOND FLOOR PLAN
1/4" = 1'-0"



ADDRESS	STREET NAME	PORCH DESIGNATION									
		A	B	C	D	E	F	G	H	J	
1235 - 1249 (ODD)	BETTER TOMORROW	1	1	1	1,2	2	2,3	2,3	2,3	-	
1240 - 1254 (EVEN)	BETTER TOMORROW	1,2,3	1	1	-	-	-	-	-	-	
1253 - 1267 (ODD)	BETTER TOMORROW	1	1	1	1,2	2	-	-	-	-	
1256 - 1270 (EVEN)	BETTER TOMORROW	1,2,3	1	1	1,2,3	-	-	-	-	-	
1314 - 1330 (EVEN)	ALLIANCE DR	1	1	1,2,3	1	-	-	-	-	-	
1416 - 1430 (EVEN)	FORT PROMISE	1,2,3	1	1	1	-	-	-	-	-	
1401 - 1415 (ODD)	W OLDHAM	1	1	1	1	-	-	-	-	-	
1417 - 1431 (ODD)	W OLDHAM	1,2,3	1,2,3	1,2,3	1	-	-	-	-	-	
1433 - 1447 (ODD)	W OLDHAM	1,2,3	1,2,3	1,2,3	1,2,3	2,3	-	-	-	-	
1700 - 1714 (EVEN)	VIRGINIA	1,2,3	1	1	1	-	-	-	-	2,3	
1720 - 1734 (EVEN)	VIRGINIA	1	1	1,2,3	1,2,3	1,2,3	1,2,3	1,2,3	-	-	
1701 - 1715 (ODD)	JOJOURLMAN	1,2,3	1	1	1	1	1	1	1	1	
1717 - 1731 (ODD)	JOJOURLMAN	1	1,2,3	1,2,3	1	-	-	-	-	-	
1801 - 1815 (ODD)	JOJOURLMAN	1,2,3	1	1	1,2,3	-	-	-	-	-	
1817 - 1831 (ODD)	JOJOURLMAN	1,2,3	1	1	1,3	-	-	-	-	-	
1902 - 1914 (EVEN)	VIRGINIA	1,2,3	1	1	1,2,3	1,2,3	1,2,3	1,2,3	1,2,3	1,2,3	

PORCH MATRIX KEYED NOTE:
1. COLUMN WORK
2. STAIR RAILING SYSTEM WORK
3. PORCH RAILING SYSTEM WORK

FLOOR PLAN KEYED NOTES

- ITEM 1: WINDOW REPAIR AND REPLACE
- 1.1 CAREFULLY REMOVE ALL EXISTING ALUMINUM WINDOWS, ANCHORS AND INTERIOR SNAP TRIM; REMOVE WOOD FRAME TO BARE MASONRY. PROVIDE NEW PRESSURE TREATED FRAMING, FLASHING AND SEALANT AT ROUGH OPENING AND PROVIDE NEW VINYL SINGLE HUNG WINDOW, AS SPECIFIED. SEE WINDOW ELEVATIONS AND DETAILS.
- 1.2 DEDUCT ALTERNATE 4; CAREFULLY REMOVE ALL EXISTING ALUMINUM WINDOWS, ANCHORS AND INTERIOR SNAP TRIM; REMOVE WOOD FRAME TO BARE MASONRY. PROVIDE NEW PRESSURE TREATED FRAMING, FLASHING AND SEALANT AT ROUGH OPENING; AND REINSTALL EXISTING ALUMINUM WINDOW. SEE WINDOW ELEVATIONS AND DETAILS.
- ITEM 2: EXTERIOR REPAIRS
- 2.1 SEE EXTERIOR ELEVATIONS.
- ITEM 3: INTERIOR REPAIRS
- 3.1 REMOVE LOOSE PLASTER FINISH, AND REPLACE IN KIND FOR PLASTER. GC TO PROVIDE AN ALLOWANCE OF 500 SQUARE FEET PER DWELLING UNIT.
- 3.2 REMOVE LOOSE VCT FLOORING AND REPLACE AS SPECIFIED. GC TO PROVIDE AN ALLOWANCE OF 200 SQUARE FEET PER DWELLING UNIT.
- 3.3 INTERIOR MOLD REMEDIATION WITH LIMITED CONTAINMENT, AS SPECIFIED IN SECTION 02 8500 MOLD ABATEMENT. GC TO PROVIDE AN ALLOWANCE FOR 350 SQUARE FEET PER DWELLING UNIT.
- 3.4 PRIME AND PAINT ALL INTERIOR WALLS AND CEILINGS, AS SPECIFIED.
- 3.5 REMOVE AND DISPOSE OF ALL LOOSE AND FLAKING LEAD-BASED PAINT ON EXISTING METAL HANDRAIL, AS SPECIFIED IN SECTIONS 01 3343 & 02 8319.13. PRIME & PAINT AS SPECIFIED.
- 3.6 REMOVE AND DISPOSE OF ALL LOOSE AND FLAKING LEAD-BASED PAINT ON EXISTING LOW WALL METAL CAPS, AS SPECIFIED IN SECTIONS 01 3343 & 02 8319.13. PRIME & PAINT AS SPECIFIED.
- ITEM 4: SANITARY PLUMBING - DEDUCT ALTERNATE 1
- 4.1 CAREFULLY REMOVE APPLIANCES, BASE AND WALL CABINETS, COUNTERTOP AND SINK, AND ELECTRICAL OUTLETS, AS REQUIRED; AND STORE IN DWELLING UNIT FOR FUTURE REINSTALLATION. SEE INTERIOR ELEVATIONS, ELECTRICAL & PLUMBING DRAWINGS.
- 4.2 REMOVE GYPSUM WALLBOARD AND EXISTING METAL STUD FRAMING, AS REQUIRED; AND REPLACE WITH MOISTURE RESISTANT TYPE 'X' GYPSUM WALLBOARD AND METAL STUD FRAMING, AS SPECIFIED. SEE INTERIOR DETAILS & INTERIOR ELEVATIONS.
- 4.3 REMOVE EXISTING MASONRY PARTITION AS REQUIRED FOR ACCESS TO WALL CAVITY. SEE INTERIOR DETAILS & INTERIOR ELEVATIONS.
- 4.4 REMOVE EXISTING MASONRY PARTITION AND REPLACE WITH METAL STUD FRAMING AND TYPE 'X' GYPSUM WALLBOARD. SEE INTERIOR DETAILS & INTERIOR ELEVATIONS.
- 4.5 CAREFULLY REMOVE PLUMBING FIXTURES, MIRROR, BATHROOM ACCESSORIES, EXHAUST FAN, AND STORE IN DWELLING UNIT FOR FUTURE REINSTALLATION. REMOVE AND REPLACE SHOWER VALVE, HEAD AND EXTENSION PIPE, TUB FILLER AND OVERFLOW. SEE INTERIOR ELEVATIONS, ELECTRICAL & PLUMBING DRAWINGS.
- 4.6 CAREFULLY REMOVE EXISTING COUNTERTOP AND FACE PANEL WHERE APPLICABLE AND STORE IN DWELLING UNIT FOR FUTURE REINSTALLATION. PROVIDE NEW DOMESTIC WATER PIPING TO EXISTING HOT WATER HEATER. SEE INTERIOR ELEVATIONS AND PLUMBING DRAWINGS.
- 4.7 REMOVE ALL EXISTING SANITARY PLUMBING, AND REPLACE WITH NEW PLUMBING. SEE INTERIOR ELEVATIONS AND PLUMBING DRAWINGS.
- ITEM 5: DOMESTIC WATER PIPING - DEDUCT ALTERNATE 3
- 5.1 REMOVE ALL EXISTING DOMESTIC WATER PIPING, AND REPLACE WITH NEW PIPING. SEE INTERIOR ELEVATIONS AND PLUMBING DRAWINGS.
- ITEM 6: WASHER VALVE BOX - DEDUCT ALTERNATE 1
- 6.1 REMOVE EXISTING INTEGRAL WASHER PAN/VALVE BOX UNIT REPLACE WITH NEW WASHING MACHINE VALVE BOX, HOT & COLD WATER AND DRAIN CONNECTION. REMOVE AND REPLACE EXISTING ELECTRICAL OUTLET AT WASHER LOCATION. SEE INTERIOR ELEVATIONS, ELECTRICAL & PLUMBING DRAWINGS.
- ITEM 7: EXTERIOR PORCH COLUMN & RAILING REPAIRS - OPTION 1
- 7.1 REMOVE AND DISPOSE OF ALL LOOSE AND FLAKING LEAD-BASED PAINT AS SPECIFIED IN SECTIONS 01 3343 & 02 8319.13. PRIME & PAINT FINISH, AS SPECIFIED.
- 7.2 REPLACE MISSING OR DAMAGED MASONRY WALL MOUNTED AND CONCRETE SLAB MOUNTED RAILING ANCHORS WITH NEW 3/16" x 2 3/4" COUNTERBINK STAINLESS STEEL MASONRY ANCHORS AS REQUIRED TO REATTACH EXISTING RAILINGS. GC TO PROVIDE UNIT PRICE FOR INSTALLATION OF NEW ANCHORS, AND AN ALLOWANCE FOR (5) LOCATIONS PER BUILDING.

WALL LEGEND

	EXISTING PARTITION
	EXISTING PARTITION TO BE DEMOLISHED OR REMOVED FOR FUTURE REINSTALLATION (SEE FLOOR PLAN KEYED NOTES)

GENERAL DEMOLITION NOTES

- 1 REMOVE EXISTING MATERIALS INCLUDING WALLS, FLOORING AND CEILINGS AS INDICATED AND NECESSARY TO ACCOMPLISH THE WORK.
- 2 WHERE DEMOLITION ABUTS EXISTING MATERIALS TO REMAIN, CONTRACTOR SHALL PATCH ANY DAMAGES TO MATCH EXISTING ADJACENT SURFACES.
- 3 ALL MATERIALS WITH SALVAGEABLE VALUE SHALL BE TURNED OVER TO THE OWNER'S AUTHORIZED REPRESENTATIVE. (FOR EXAMPLE: DOORS, HARDWARE, LIGHT FIXTURES AND DIFFUSERS) TO DETERMINE THE DESIRED COURSE OF ACTION TO BE TAKEN.
- 4 PATCH CONCRETE SLABS TO MATCH EXISTING FLOOR LEVEL, WHERE FIXTURES AND EQUIPMENT ARE REMOVED.
- 5 DEMOLITION REQUIRED FOR NEW CONSTRUCTION SHALL BE HELD TO A MINIMUM, TO THE GREATEST EXTENT POSSIBLE, UNLESS OTHERWISE AUTHORIZED OR NOTED, ALL ADJACENT EXISTING FINISHES SHALL BE REPAIRED. FINISHES AND COLORS SHALL MATCH EXISTING WHERE POSSIBLE.
- 6 REMOVE EXISTING APPLIANCES, AND STORE IN UNIT FOR FUTURE REINSTALLATION.

GENERAL CONSTRUCTION NOTES

- 1 LEAD-BASED PAINT ABATEMENT & DISPOSAL: WORK SHALL BE PERFORMED IN ACCORDANCE WITH SPECIFICATION 02 8319.13 LEAD-CONTAINING AND LEAD-BASED PAINT REMOVAL AND DISPOSAL.
- 2 MOLD ABATEMENT: WORK SHALL BE PERFORMED IN ACCORDANCE WITH SPECIFICATION 02 8500 MOLD ABATEMENT.
- 3 IF ASBESTOS IS SUSPECTED TO BE PRESENT DURING DEMOLITION, GENERAL CONTRACTOR SHALL NOTIFY THE OWNER AND ARCHITECT IMMEDIATELY.
- 4 ASSEMBLY PENETRATIONS INCLUDE WALLS, FLOOR/CEILING AND CEILING/ROOF ELEMENTS BETWEEN RESIDENTIAL UNITS SHALL BE SEALED WITH APPROVED FIRE RATED SEALANT. SEE PLUMBING DRAWINGS.
- 5 PROVIDE BLOCKING AT NEW MTL STUD FRAMED WALLS FOR ALL KITCHEN CABINETS AND PLUMBING FIXTURES.
- 6 RAILING ANCHORS: RAILINGS AND ANCHORS SHALL RESIST A MINIMUM CONCENTRATED FORCE OF 200 POUNDS APPLIED TO ANY POINT OF THE ASSEMBLY.

BINDING EDGE

BINDING EDGE

BINDING EDGE