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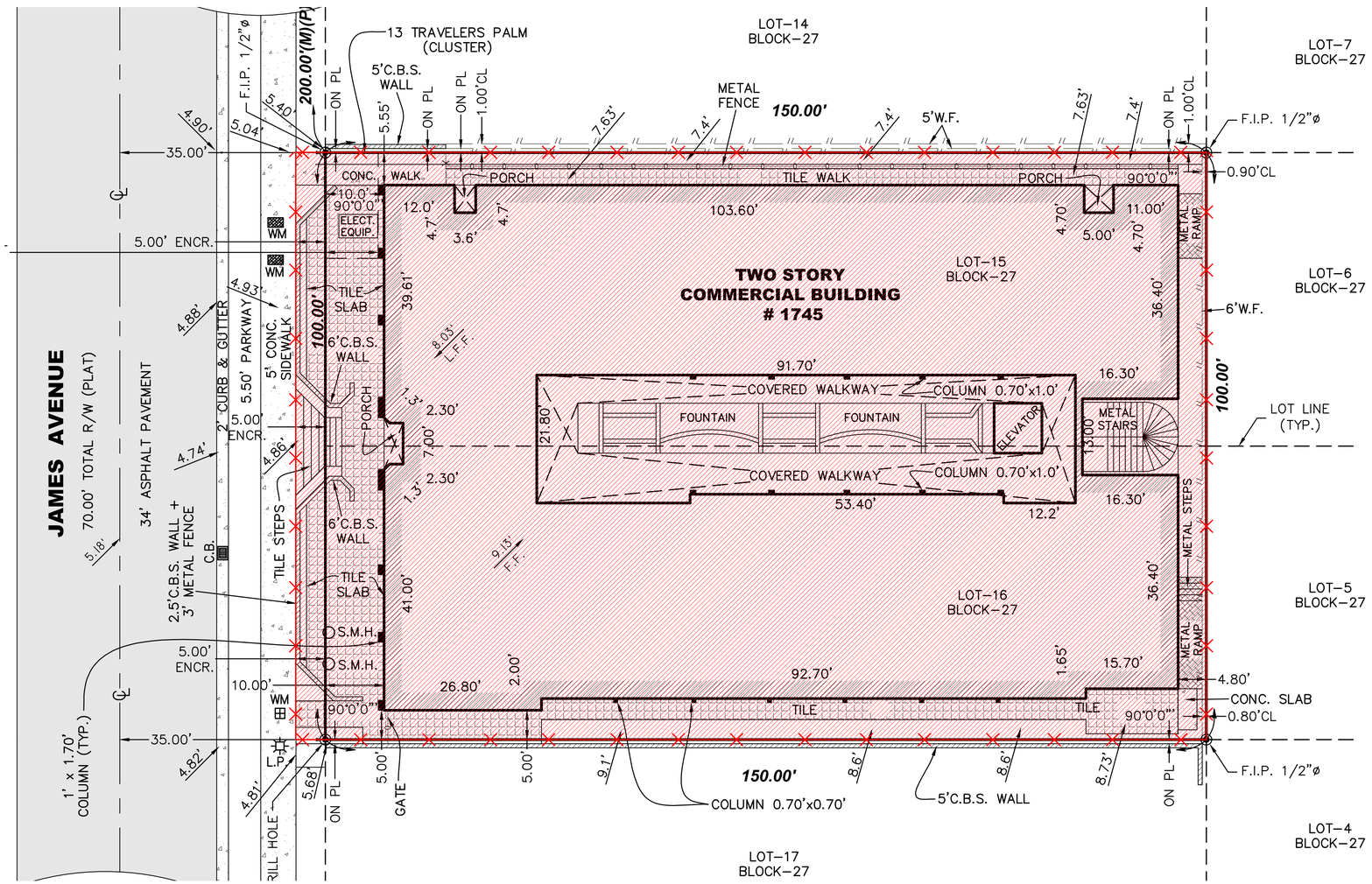

DEMOLITION NOTES

1. CONTRACTOR TO PERFORM DEMOLITION IN SUCH MANNER AS TO ELIMINATE HAZARDS TO PERSONS AND PROPERTY; TO MINIMIZE INTERFERENCE WITH USE OF ADJACENT PROPERTIES, RIGHT OF WAY AND STRUCTURES OR INTERRUPTION OF USE OF SUCH UTILITIES; AND TO PROVIDE FREE PASSAGE TO AND FROM SUCH ADJACENT AREAS OF STRUCTURES.

2. CONTRACTOR TO PROVIDE SAFEGUARDS, INCLUDING WARNING SIGNS, BARRICADES, TEMPORARY FENCES, WARNING LIGHTS, AND OTHER SIMILAR ITEMS THAT ARE REQUIRED FOR PROTECTION OF ALL PERSONNEL DURING DEMOLITION AND REMOVAL OPERATIONS.

3. PREVENT SPREAD OF FLYING PARTICLES AND DUST. SPRINKLE RUBBISH AND DEBRIS WITH WATER TO KEEP DUST TO A MINIMUM. DO NOT USE WATER IF IT RESULTS IN HAZARDOUS OR OBJECTIONABLE CONDITION SUCH AS, BUT NOT LIMITED TO, FLOODING, OR POLLUTION.

4. NO WALL OR PART OF WALL SHALL BE PERMITTED TO FALL OUTWARDLY FROM STRUCTURE.

5. WHEREVER A CUTTING TORCH OR OTHER EQUIPMENT THAT MIGHT CAUSE A FIRE IS USED, PROVIDE AND MAINTAIN FIRE EXTINGUISHERS NEARBY READY FOR IMMEDIATE USE. INSTRUCT ALL POSSIBLE USERS IN USE OR FIRE EXTINGUISHERS.

6. KEEP ANY HYDRANTS CLEAR AND ACCESSIBLE AT ALL TIMES.

7. BEFORE BEGINNING ANY DEMOLITION WORK, THE CONTRACTOR SHALL SURVEY THE SITE AND EXAMINE THE DRAWINGS TO DETERMINE THE EXTENT OF THE WORK. THE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO AVOID DAMAGES TO EXISTING ITEMS TO REMAIN IN PLACE, TO BE REUSED, OR TO REMAIN THE PROPERTY OF THE OWNER; ANY DAMAGED ITEMS SHALL BE REPAIRED OR REPLACED.

8. DEMOLISH AND REMOVE ALL UTILITY LINES- CAP AT BACK SIDE OF SIDEWALL OR CURBS AS IT OCCURS.

9. THE PROPERTY WILL BE FENCED AND RE-SODDED 30 DAYS AFTER DEMOLITION IF CONSTRUCTION DOES NOT COMMENCE WITHIN THAT TIME.

10. DEMOLITION SCOPE:
- PROVIDE A CLEAN AND LEVEL SITE READY FOR FUTURE CONSTRUCTION.
- REMOVE ALL PRIMARY AND SECONDARY STRUCTURES INCLUDING THEIR FOUNDATIONS (FOOTING AND / OR PILES).
- REMOVE ALL BELOW UTILITIES.
- REMOVE ALL SITE ITEMS INCLUDING BUT NOT LIMITED TO :

- PARKING LOTS,	- LOW WALLS AND / OR FENCES
- CURBS	- DRAIN INLETS AND WELLS
- SITE LIGHTING	- PRAVIATE WALKWAYS / PATHS
- SITE FURNITURE	

11. IN REMOVING BUILDINGS AND STRUCTURES OF MORE THAN TWO STORIES, DEMOLISH WORK STORY BY STORY STARTING AT HIGHEST LEVEL AND PROGRESSING DOWN TO LOWER FLOOR LEVEL. DEMOLITION OF FIRST AND SECOND STORIES MAY PROCEED SIMULTANEOUSLY.

12. REMOVE AND LEGALLY DISPOSE OF ALL MATERIALS, OTHER THAN EARTH TO REMAIN AS PART OF PROJECT WORK, FROM THE SITE. MATERIALS REMOVED SHALL BECOME PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF IN COMPLIANCE WITH APPLICABLE FEDERAL, STATE OR LOCAL PERMITS, RULES AND/ OR REGULATIONS AND BE HAULED TO APPROVED DISPOSAL SITES.

13. THE REMOVAL OF HAZARDOUS MATERIALS (INCLUDING BUT NOT LIMITED TO ASBESTOS) SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE OR LOCAL REGULATIONS.

14. UPON COMPLETION OF WORK AND AFTER REMOVAL OFF ALL DEBRIS, CONTRACTOR SHALL LEAVE THE SITE IN A CLEAN CONDITION SATISFACTORY TO THE OWNER AND BUILDING DEPARTMENT. CLEAN- UP SHALL INCLUDE DISPOSAL OFF ALL ITEMS AND MATERIALS NOT REQUIRED TO REMAIN THE PROPERTY OF THE OWNER AS WELL AS ALL DEBRIS AND RUBBISH RESULTING FROM DEMOLITION OPERATIONS.

17. ALL ELECTRICAL DEMOLITION TO BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR AND TO FOLLOW ALL BUILDING CODE REQUIREMENTS.

18. ALL MECHANICAL DEMOLITION TO BE PERFORMED BY A LICENSED CONTRACTOR AND TO FOLLOW ALL BUILDING CODE REQUIREMENTS.

19. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A CLEAN, ORGANIZED AND SAFE CONSTRUCTION SITE.

20. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE CONSTRUCTION SITE SECURED FROM PUBLIC ACCESS.

21. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL PUBLIC AREAS FROM ANY TYPE OF HAZARDOUS CONDITION.

22. PROVIDE STAKED SILT FENCE AROUND PROPERTY AS REQUIRED BY ALL APPLICABLE CODES AND REGULATIONS.

23. COORDINATE THE SHUT-OFF OF ALL UTILITIES WITH UTILITY COMPANIES AND OWNER.

24. ALL FINISHES, SURFACES OR ANY OTHER ITEMS OUTSIDE OF THE PROPERTY, NOT SCHEDULED FOR DEMOLITION AND WHICH ARE DAMAGED SHALL BE REPAIRED AND/OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.

25. CONTRACTOR MUST COORDINATE WITH THE BUILDING OWNER THE REMOVAL AND / OR RELOCATION OF WALL AS NECESSARY ELECTRICAL WATER, GAS OR ANY OTHER UTILITY LINES ENCOUNTERED DURING DEMOLITION.

26. CONTRACTOR TO OBTAIN WRITTEN APPROVAL FROM OWNER OR ARCHITECT PRIOR TO ANY CHANGES OR DEVIATION FROM DEMOLITION DOCUMENTS.

27. UNDER NO CIRCUMSTANCES WILL ASSUMPTIONS BY THE CONTRACTOR BE CONSIDERED THE DESIGN INTENT OR APPROVAL OF THE ARCHITECT OR ENGINEER UNLESS THERE IS WRITTEN APPROVAL BY THEM.

28. CONTRACTOR IS BEING PROVIDED WITH COMPLETE SETS OF DOCUMENTS CONTRACTOR IS RESPONSIBLE FOR PROVIDING HIS SUBCONTRACTORS WITH A COMPLETE SET OF DRAWINGS.

29. CONTRACTOR IS RESPONSIBLE FOR INCLUDING IN HIS BID, LABOR AND MATERIAL COSTS FOR ANY CHANGE OR ALTERATION OF ADJACENT AREAS TO BE DISTURBED DURING DEMOLITION SUCH AS, BUT NOT LIMITED TO LIGHTING, MECHANICAL, ELECTRICAL, PLUMBING, FIRE ALARMS, PHONE , DATA, PAVING SIDEWALKS, STREETS, EXISTING TREES AND LANDSCAPING AND TO INSURE THEIR PROPER USE / OPERATION AND RETURN THEM TO THEIR ORIGINAL FINISHED CONDITION.

30. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS AND USE ALL APPROPRIATE CONSTRUCTION METHODS/ TECHNIQUES TO PROTECT EXISTING UTILITIES AND OTHER PROPERTY NOT NOTED FOR REMOVAL. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES INCURRED DURING DEMOLITION AND SHALL REPAIR ANY DAMAGES AT NO EXPENSE TO THE OWNER.

31. ABBREVIATIONS THROUGHOUT THE PLANS ARE THOSE IN COMMON USE. ARCHITECT WILL DEFINE INTENT OF ANY IN QUESTION.

32. DEMOLITION PERSONNEL SHALL BE CONFINED TO THE LIMITS OF THE CONSTRUCTION ARE ALL OSHA REGULATIONS FOR CONSTRUCTION AREAS STRICTLY FOLLOWED.

33. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ANY NECESSARY DEMOLITION WORK, DEMOLITION MATERIAL TESTING FOR HAZARDOUS MATERIALS AND EXERCISE CARE DURING DEMOLITION AND REMOVAL TO ASSURE THAT ITEMS SCHEDULED FOR DEMOLITION ARE PROPERLY REMOVED AND ITEMS TO REMAIN ARE PROTECTED FROM DAMAGE.

34. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY TEMPORARY BARRIERS, LIGHTING, COVERINGS, FIRE PREVENTION, AND OTHER EQUIPMENT TO PROTECT THE SAFETY OF ALL PERSON AND THE PROPERTY THROUGHOUT THE ENTIRE PERIOD OF DEMOLITION.

35. GENERAL CONTRACTOR SHALL PREPARE AND MAINTAIN ALL DEMOLITION AREAS, AS WELL AS SURROUNDING AREAS FREE OF DEBRIS OR HAZARDOUS EQUIPMENT.

36. TREE PERMIT UNDER SEPARATE PERMIT. SEE TREE DISPOSITION PLAN AND PROPOSED LANDSCAPE PLANS.

37. REFER TO SURVEY FOR ADDITIONAL INFORMATION.

38. SEE ASBESTOS REPORT FOR ADDITIONAL INFORMATION.

39. ALL STORM WATER CATCH BASINS WILL BE FILTERED TO PREVENT THE FALLOUT OF DUST & DEBRIS INTO THE CITY STORM SYSTEM.

LEGEND

AREA OF DEMOLITION WORK, DEMOLISH ALL ITEMS WITHIN THIS BOUNDARY AS OUTLINED ON GENERAL DEMOLITION NOTES

CONSTRUCTION FENCE

DEMOLITION PLAN | 1

SCALE 3/32" = 1'-0"

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Date
03/09/2020

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Sheet Name
DEMOLITION PLAN

Sheet No.
D-001

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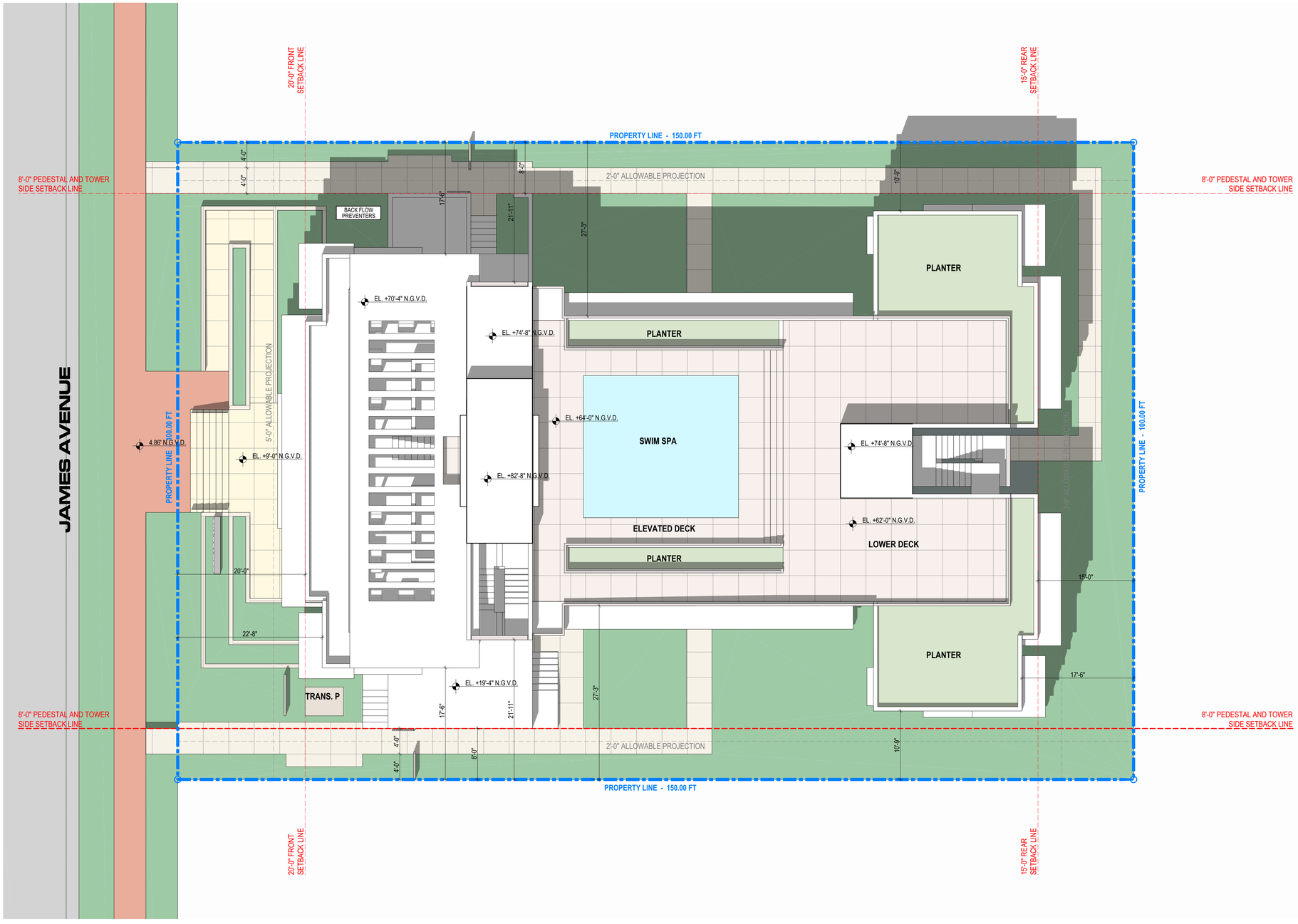

SITE PLAN | 1

SCALE 1/8" = 1'-0"

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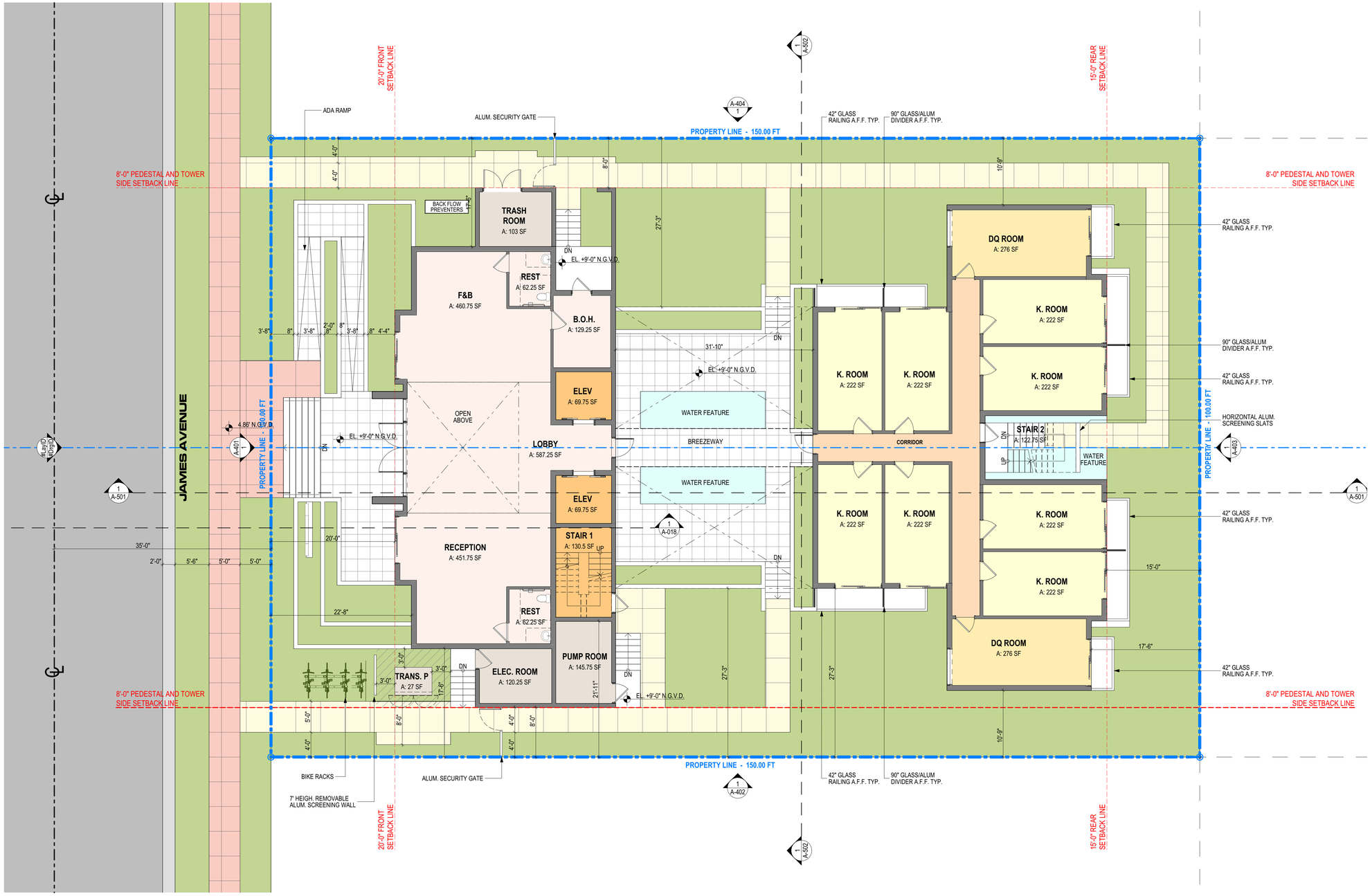
Sheet Name
SITE PLAN

Sheet No.
A-100



FLOOR PLAN GROUND LEVEL | 1

SCALE 1/8" = 1'-0"

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Sheet Name
FLOOR PLAN GROUND LEVEL

Sheet No.
A-101

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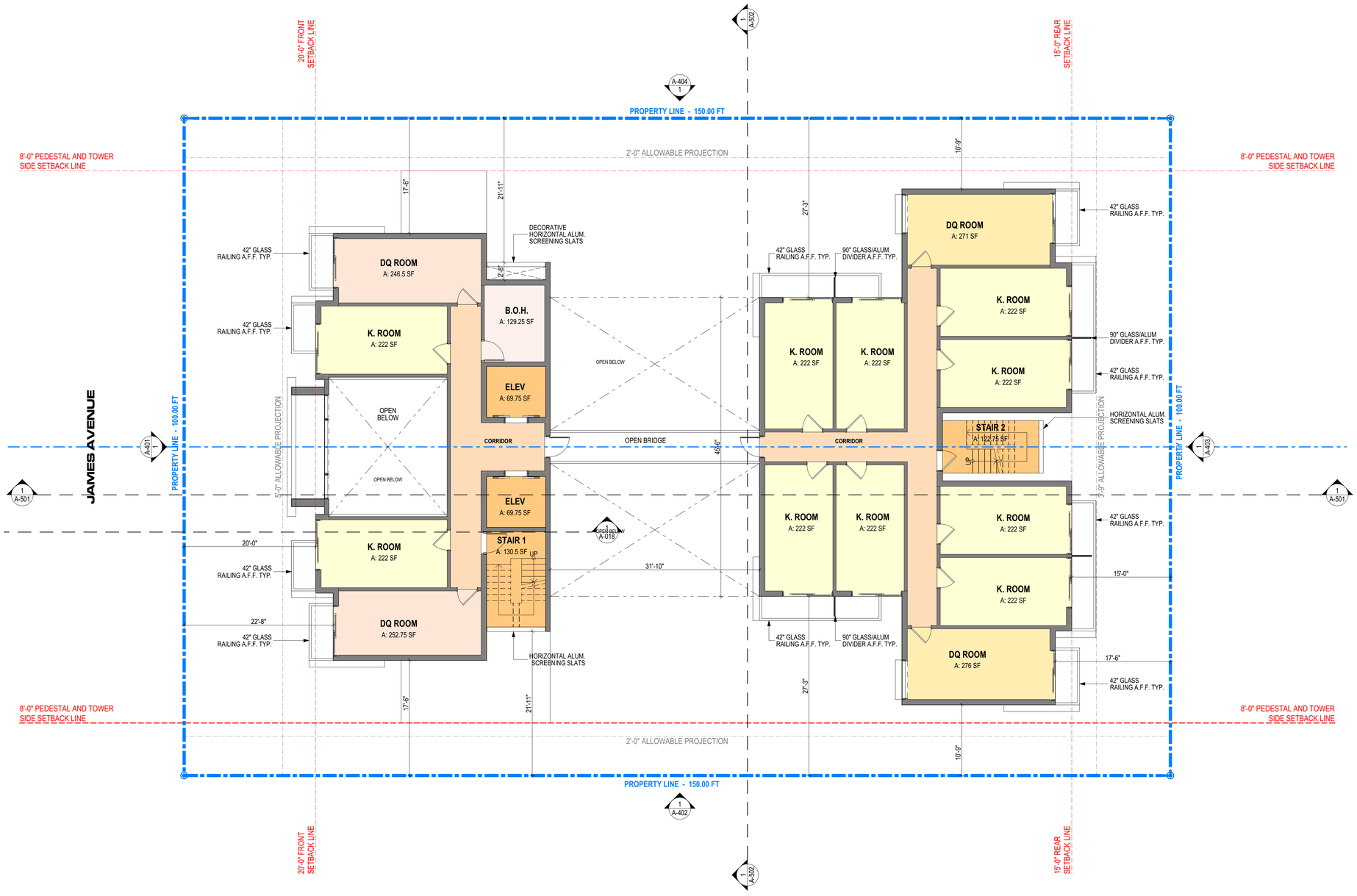

FLOOR PLAN SECOND LEVEL | 1

SCALE 1/8" = 1'-0"

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Project No.	1922
Sheet Name	FLOOR PLAN LEVEL 2
Sheet No.	A-102

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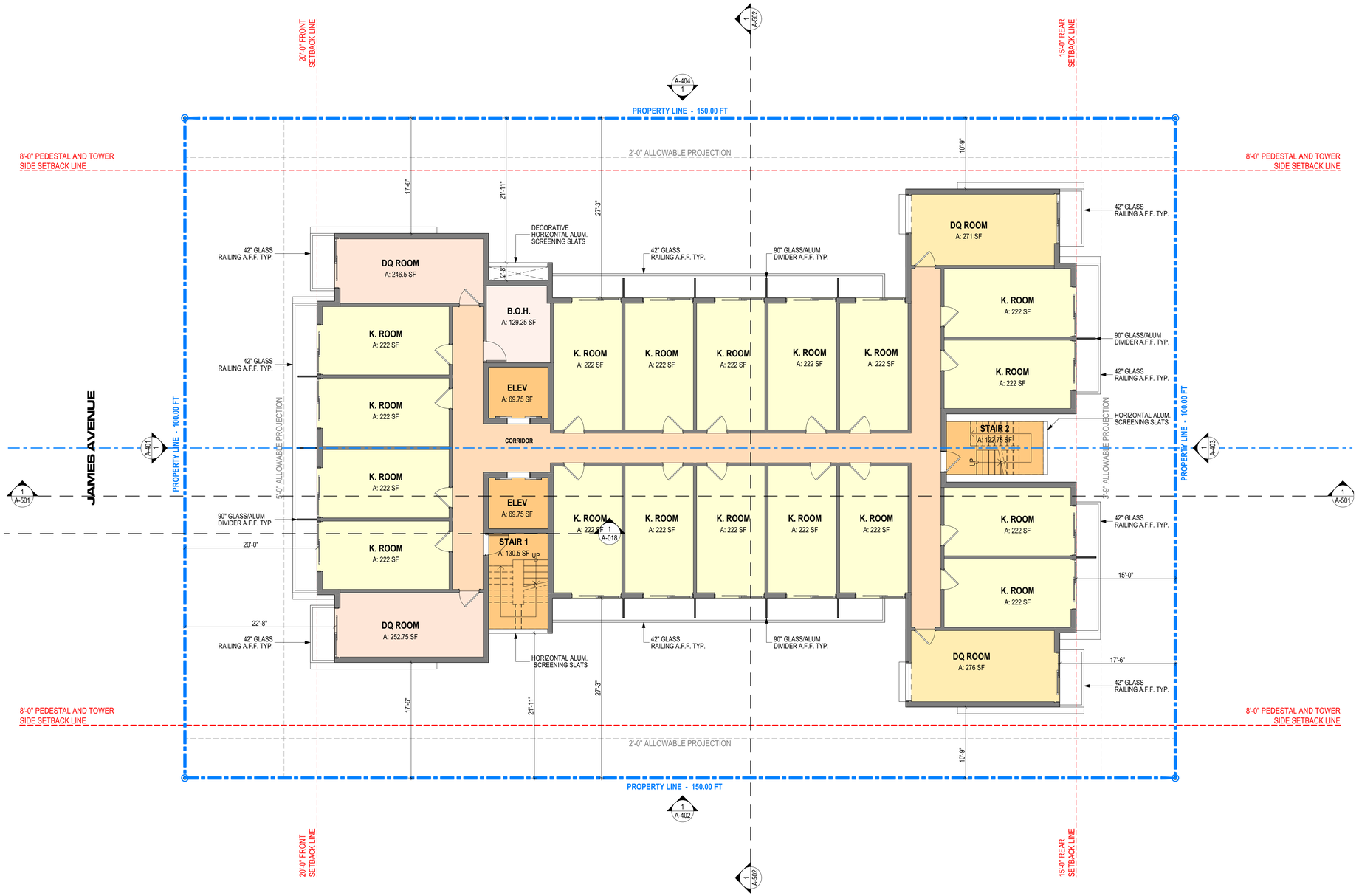

FLOOR PLAN LEVELS 3 THROUGH 5 TYP. | 1

SCALE 1/8" = 1'-0"

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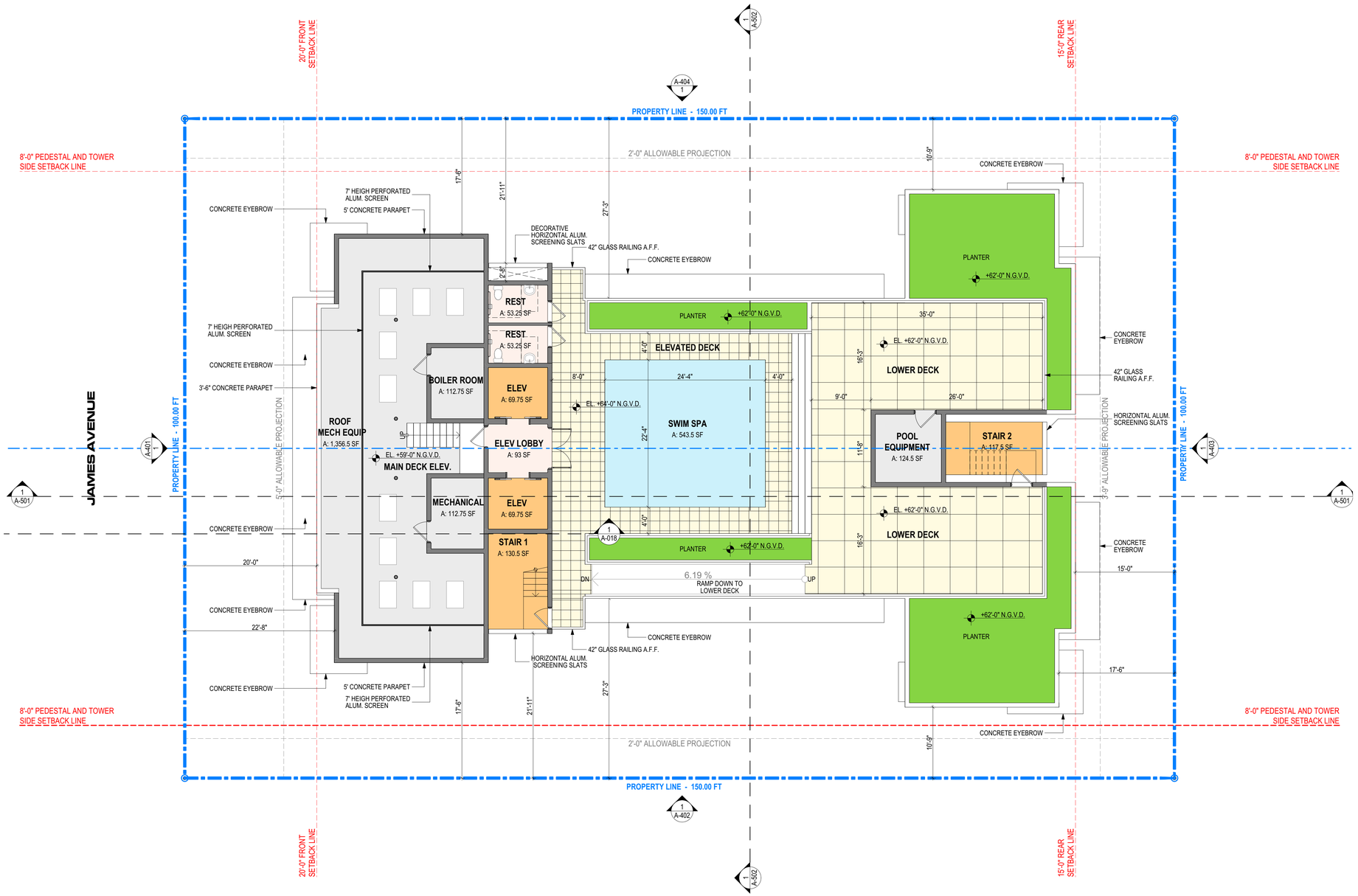
Sheet Name
FLOOR PLAN TYPICAL LEVELS 3 THRU 5

Sheet No.
A-103



DECK AREA
ENCLOSED AREA BELOW DECK: 6,486 SF
TOTAL DECK AREA 2,806 SF < 50% FLOOR BELOW 3,243 SF

FLOOR PLAN ROOF LEVEL | 1

SCALE 1/8" = 1'-0"

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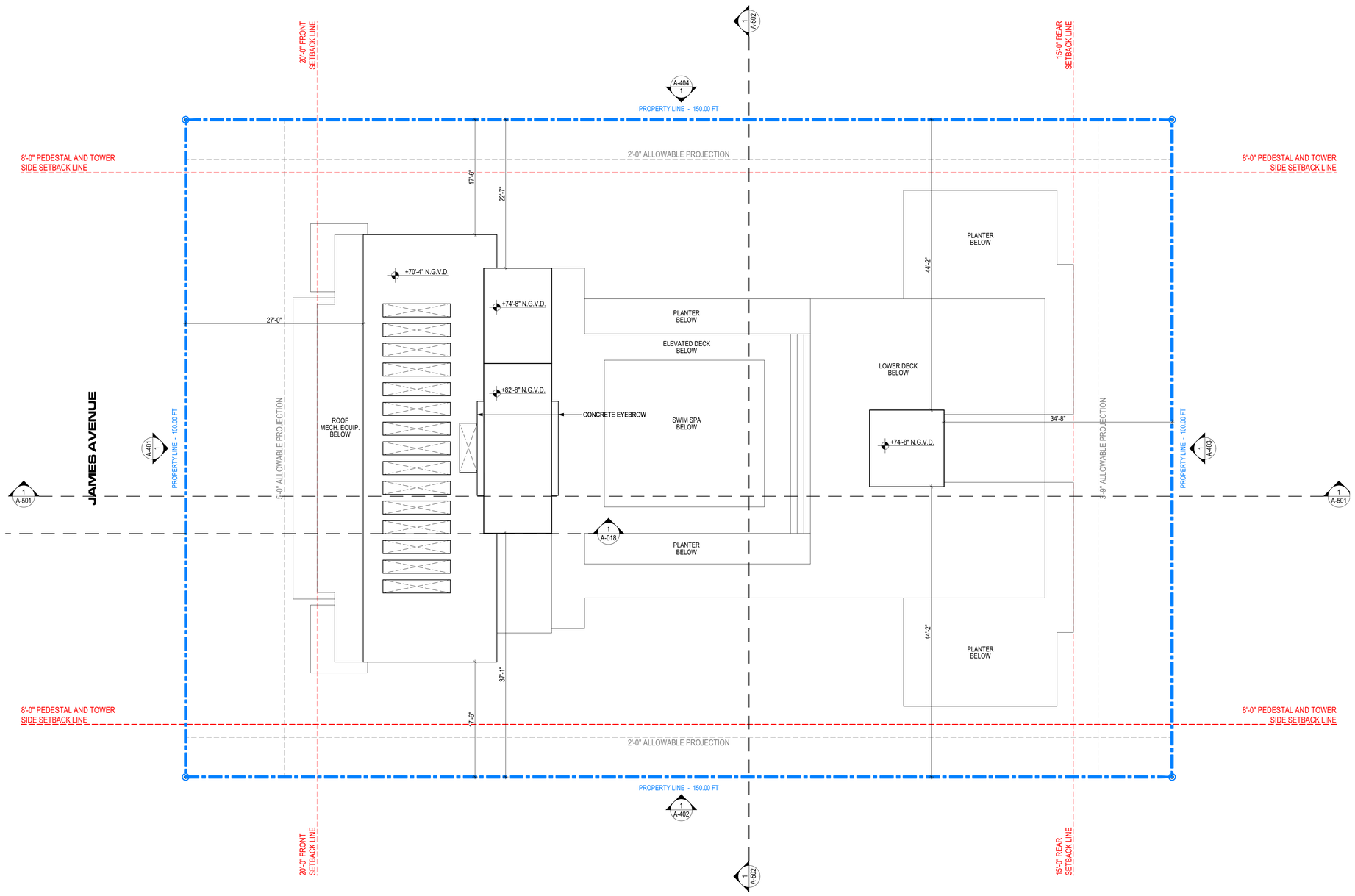
1922

Sheet Name
FLOOR PLAN MECHANICAL & POOL DECK LEVEL

Sheet No.
A-104



FLOOR PLAN TOP OF ROOF | 1

SCALE 1/8" = 1'-0"

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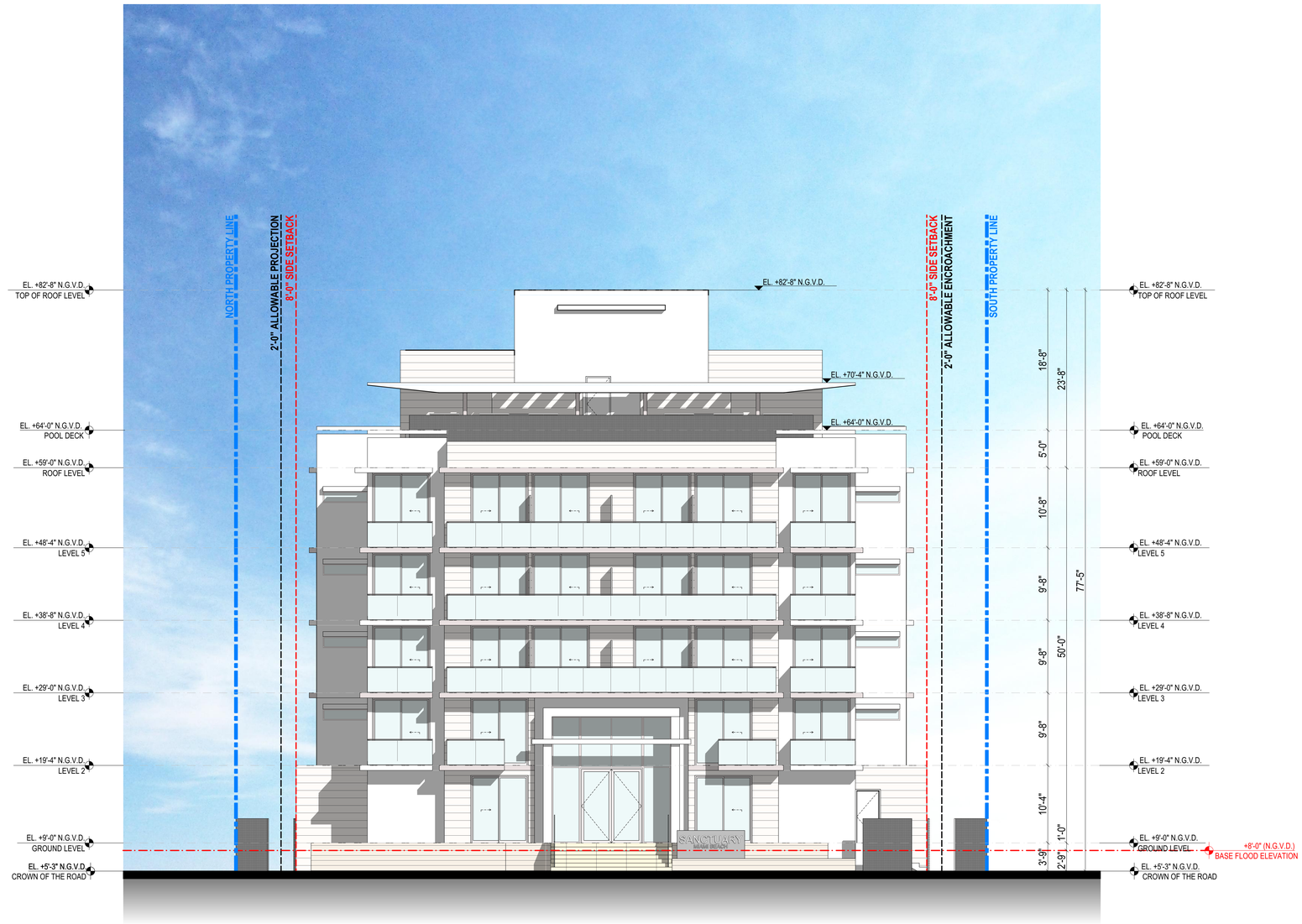
Sheet Name
FLOOR PLAN ROOF

Sheet No.
A-105



WEST ELEVATION | 1

SCALE 1/8" = 1'-0"

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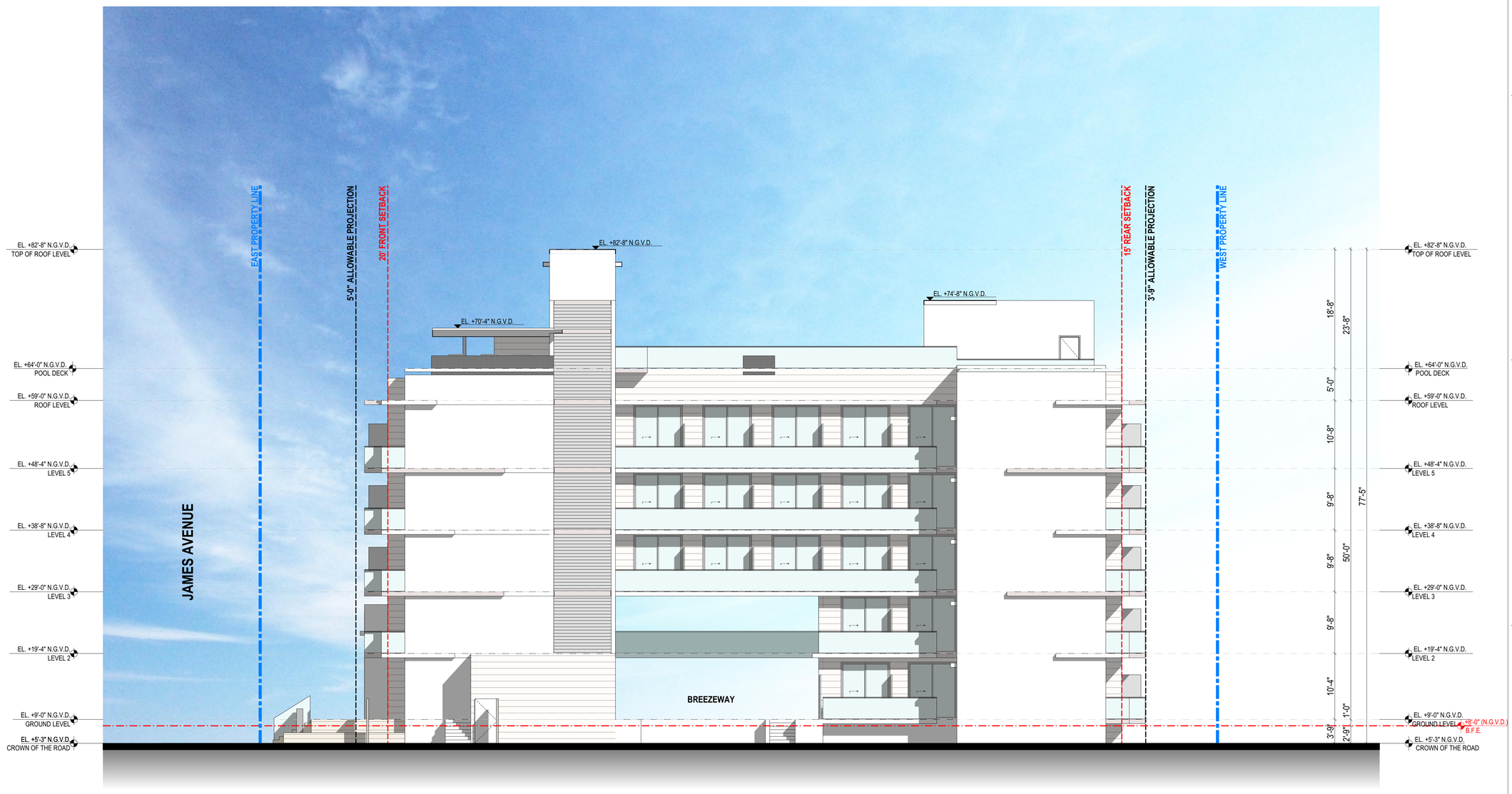
1922

Sheet Name
WEST ELEVATION

Sheet No.
A-401



SOUTH ELEVATION | 1

SCALE 1/8" = 1'-0"

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Sheet Name
SOUTH ELEVATION

Sheet No.
A-402

EAST ELEVATION | 1

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Sheet Name
EAST ELEVATION

Sheet No.

A-403

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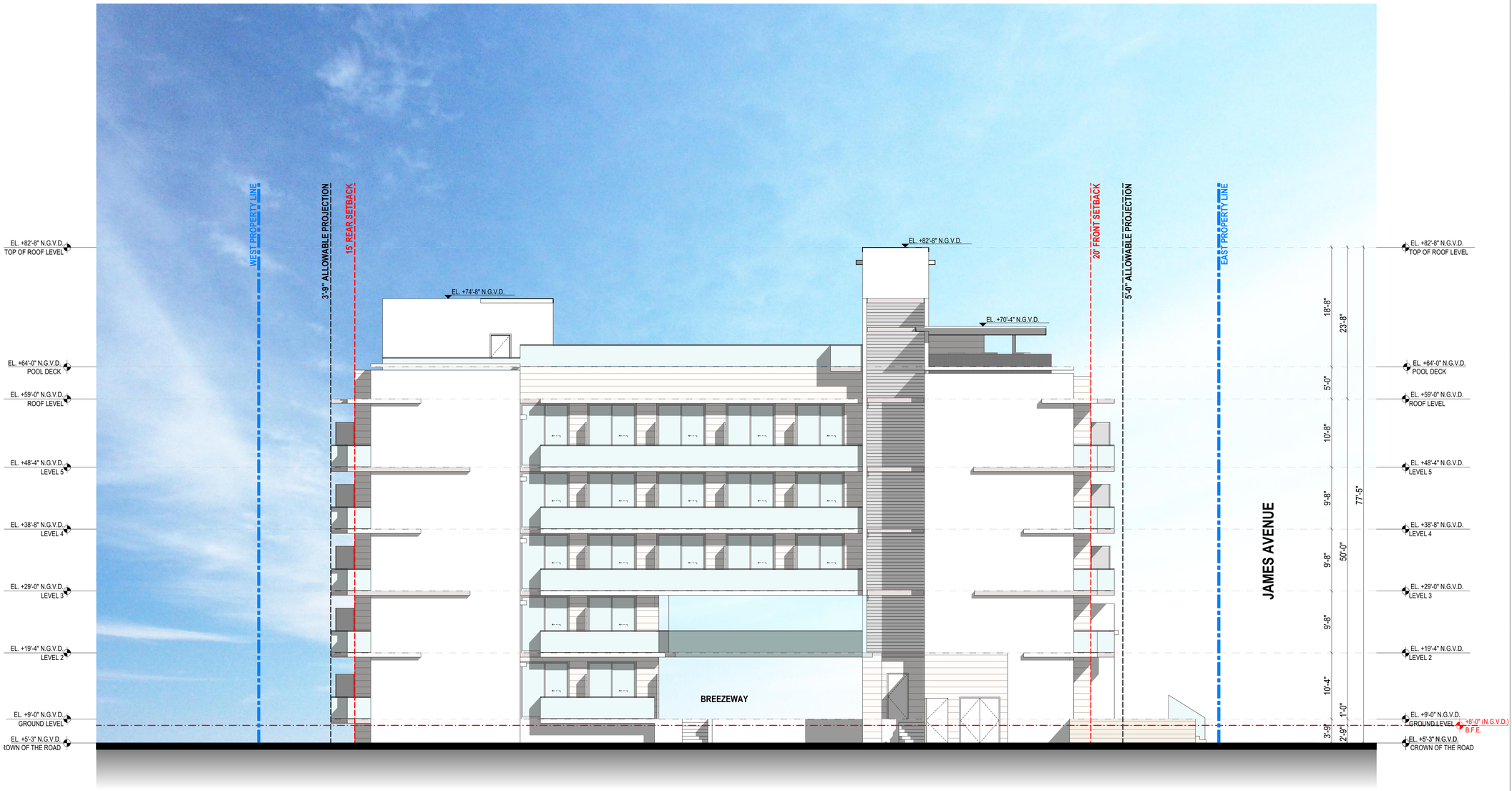

NORTH ELEVATION | 1

SCALE 1/8" = 1'-0"

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03/09/2020

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Sheet Name
NORTH ELEVATION

Sheet No.
A-404

SECTION A-A | 1

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File: BIMcloud: RAI - BIM Server_1 - BIMcloud Basic for ARCHICAD 22/1922_SANCTUARY/1922_SANCTUARY.pln - Plot Date: 3/6/2020 - Plot By: ychung - Date: 3/6/2020 - Drawings Not to be Scaled.

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Sheet Name
SECTION A-A

Sheet No.
A-501

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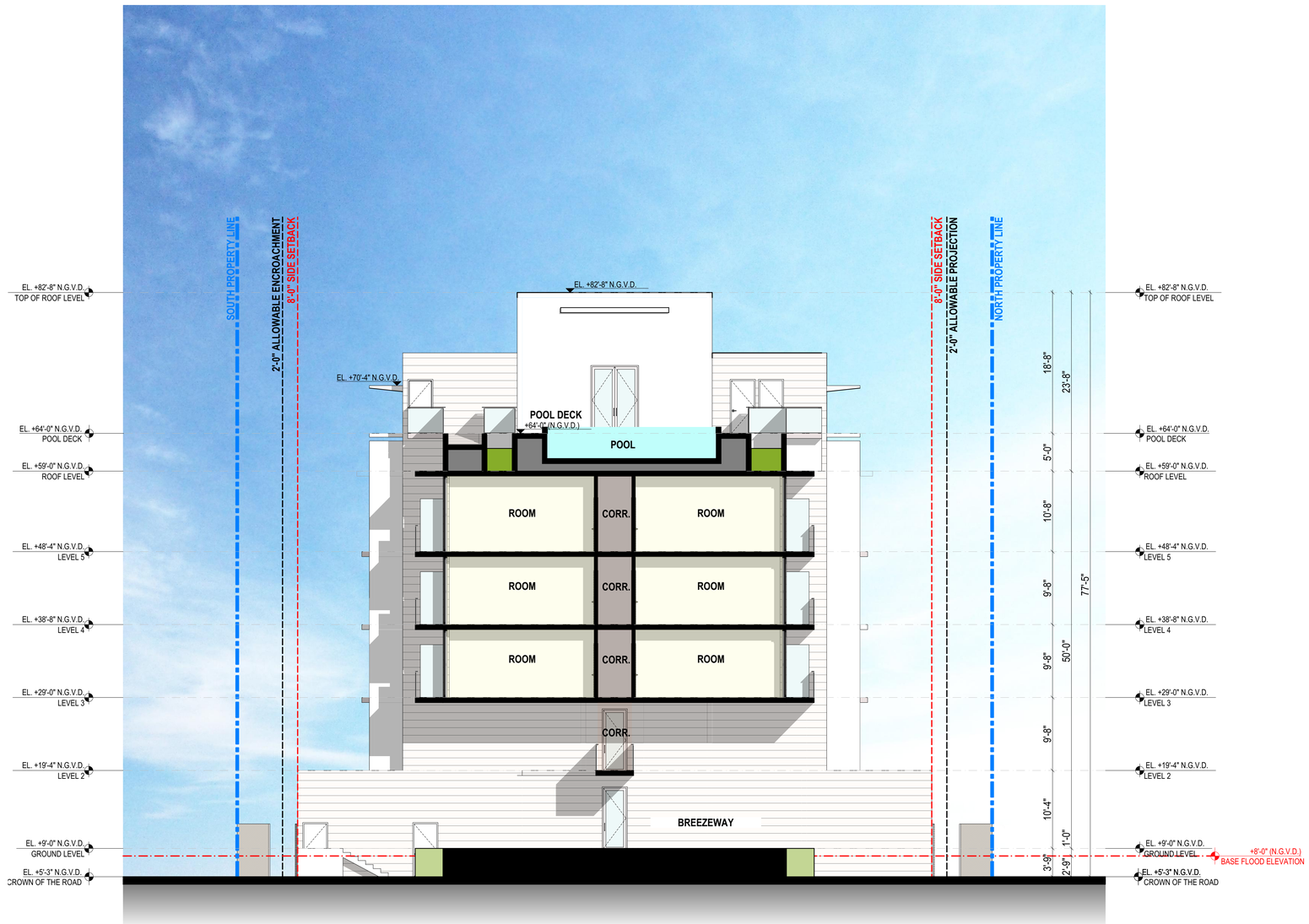

SECTION B-B | 1

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Sheet Name
SECTION B-B

Sheet No.
A-502