

East Montgomery Office

264 East Montgomery St. Villa Rica, GA 30180



RICKMAN
ARCHITECTURE +
DESIGN

224 W MONTGOMERY ST
VILLA RICA, GA 30180
radga.com
678 282 7974

PROJECT

East Montgomery
Office

265 East Montgomery St.
Villa Rica, GA 30180

CLIENT NAME

Brandon Thompson

#	DATE	DESCRIPTION

DRAWN BY: LR
REVIEWED BY: MR

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PROFESSIONAL STAMP



JOB #

#21064

PHASE

PERMIT DOCUMENTS

DATE

06/14/2020

SHEET TITLE

COVER SHEET

G000

PROJECT INFORMATION

The project is an existing renovation located at 265 East Montgomery St in Villa Rica, Georgia. The current structure is +/- 1,200 SF office building composed of concrete masonry units. The renovation will include new walls for separation and a new ADA restroom. The building is to be used as office space and storage.

APPLICABLE CODES AND STANDARDS

International Building Code, 2018 Edition, with Georgia Amendments (2020)

International Fire Code, 2018 Edition, with Georgia Amendments (2020)

International Plumbing Code, 2018 Edition, with Georgia Amendments (2020)

International Mechanical Code, 2018 Edition, with Georgia Amendments (2020)

International Fuel Gas Code, 2018 Edition, with Georgia Amendments (2020)

National Electrical Code, 2017 Edition (No Georgia Amendments)

International Energy Conservation Code, 2015 Edition, with Georgia Supplements and Amendments (2020)

Georgia Accessibility Code 120-3-20 (.01-.08)

NFPA 101 - Life Safety Code 2018 Edition with State Amendments (2013)

CODE ANALYSIS

NFPA 101 Life Safety Code

- Occupancy Classification (6.1.11)
 - Business Occupancy
 - Existing Vs New
 - Existing Business
 - Occupant Load (Table 7.3.1.2)
 - Business - 902 / 150 per person = 6 Occupants
 - Storage - 316 / 500 per person = 1 Occupants
- Total Maximum Occupants = 7**
- Single Means of Egress
 - 39.2.4.4** Any business occupancy three or fewer stories in height, and not exceeding an occupant load of 30 people per story, shall be permitted a single separate exit to each story, provided that all of the following criteria are met:
 - The exit shall discharge directly to the outside.
 - The total travel distance to the outside of the building shall not exceed 100 ft (30 m).
 - The exit shall be enclosed in accordance with 7.1.3.2, and both of the following also shall apply:
 - The stair shall serve as an exit from no other stories.
 - A single outside stair in accordance with 7.2.2 shall be permitted to service all stories.

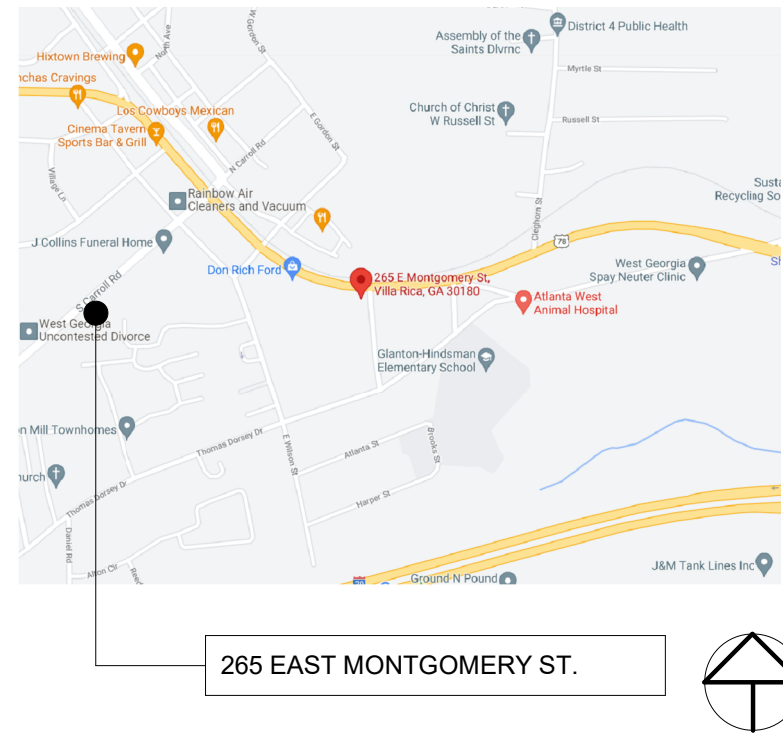
International Building Code

- Use and Occupancy Classification(s)**; Chapter 3
 - Section 304.1: Business Group B
 - Business
 - Total Area (1,232 SF)
 - Required Separation of Occupancies**; Table 508.4
 - 0 hour required between Business (B)
 - Types of Construction** (Chapter 6); Table 601:
 - Type II construction is that type of construction in which materials are noncombustible.
 - Type IIB Construction
 - Primary Frame=0
 - Bearing Walls (Exterior=0, Interior=0)
 - Nonbearing Walls & Partitions (Interior=0)
 - Floor Construction=0
 - Roof Construction=0
- General Building Heights and Areas** (Chapter 5)
 - Table 504.3 – B Occupancy, Type IIB Construction, Non-sprinklered
 - Height: 55' > Actual Building Height of 25'
 - Table 504.4 – B Occupancy, Type IIB Construction, Non-sprinklered
 - Stories: 4 > Actual Building 2 Stories
 - Table 506.2 – B Occupancy, Type IIB Construction, Non-sprinklered
 - Area: 23,000 SF (Allowed) > 1,232 SF (Actual)
- Fire Alarm System** (Section 907):
 - 907.2.2 Group B: A manual fire alarm system shall be installed in Group B occupancies one of the following conditions exist:
 - The combined Group B occupant load of all floors is 500 or more.
 - The Group B occupant load is more than 100 persons above or below the lowest level of exit discharge.
 - The fire area contains an ambulatory care facility.
 - Exception: Manual fire alarm boxes are not required where the building is equipped throughout with an automatic sprinkler system.
 - Based on code references above a manual fire alarm system is not required for Group B.
- Automatic Sprinkler System** (Section 903):
 - Based on the code section above, an automatic sprinkler system is **not required for the building**.
- Plumbing Systems** (Chapter 29)
 - Table 2902.1
 - Business: 7 Occupants (4 Male + 3 Female)
 - Male: 1 Water Closets & 1 Lavatory Required
 - Female: 1 Water Closets & 1 Lavatory Required
 - 1 Drinking Fountain & 1 Service Sink Required

GENERAL NOTES

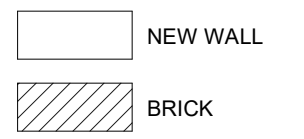
- THE GENERAL CONTRACTOR IS RESPONSIBLE TO SUPPLY ALL SUBCONTRACTORS WITH CONSTRUCTION DRAWINGS AND SPECIFICATIONS NECESSARY TO BID AND/OR CONSTRUCT THIS PROJECT.
- ALL DIMENSIONS ON THE FLOOR PLANS, UNLESS OTHERWISE NOTED, ARE TAKEN FROM FACES OF STUDS OF EXTERIOR WALLS AND INTERIOR WALLS.
- THE OWNER SHALL BE RESPONSIBLE FOR NOTIFYING THE GENERAL CONTRACTOR OF ANY ADDITIONAL ITEMS TO BE INSTALLED THAT ARE NOT SHOWN ON THE DRAWINGS.
- ANY PENETRATIONS OF, OR MODIFICATIONS TO CONCRETE MUST BE COORDINATED WITH ARCHITECT PRIOR TO CONSTRUCTION.
- IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND SHALL NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO INSURE THE SAFETY OF THE PUBLIC AND/OR WORK PERSONS ON THE JOB AND TO PREVENT ACCIDENTS OR INJURY TO ANY PERSON ON, ABOUT OR ADJACENT TO THE PREMISES. THE CONTRACTOR SHALL COMPLY WITH ALL LAWS, ORDINANCES, CODES, RULES AND REGULATIONS RELATIVE TO SAFETY AND THE PREVENTION OF ACCIDENTS.
- WHETHER OR NOT SPECIFICALLY INDICATED ON THE DRAWINGS, ALL CONTRACTORS SHALL BE RESPONSIBLE FOR REMOVING OR DEMOLISHING EXISTING CONSTRUCTION (INCLUDING UTILITIES) WHICH WILL INTERFERE WITH NEW WORK.
- PRIOR TO THE SHUT-DOWN OR TYING INTO ANY UTILITY, APPROVAL SHALL BE OBTAINED FROM THE OWNER'S REPRESENTATIVE.
- COORDINATE WITH OWNER'S REPRESENTATIVE, LOCATION OF CONTRACTORS' EQUIPMENT AND MATERIAL STORAGE.
- ALL MECHANICAL WORK SHALL BE PERFORMED BY A LICENSED MECHANICAL CONTRACTOR AND IN ACCORDANCE WITH ALL APPLICABLE CODES AND STANDARDS.
- ALL PLUMBING WORK SHALL BE PERFORMED BY A LICENSED PLUMBING CONTRACTOR ALL IN ACCORDANCE WITH ALL APPLICABLE CODES AND STANDARDS.
- ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR AND IN ACCORDANCE WITH ALL APPLICABLE CODES AND STANDARDS.
- ALL STRUCTURAL FRAMING WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES AND STANDARDS.

VICINITY MAP

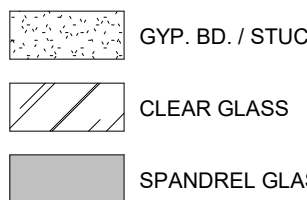


HATCH LEGEND

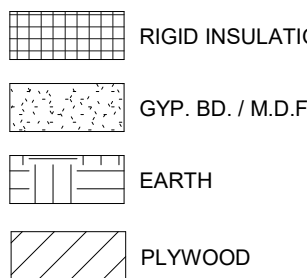
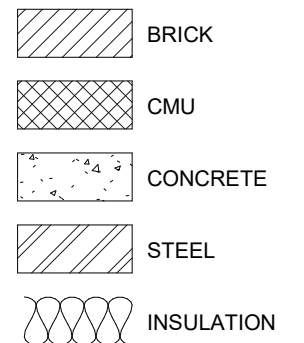
PLAN:



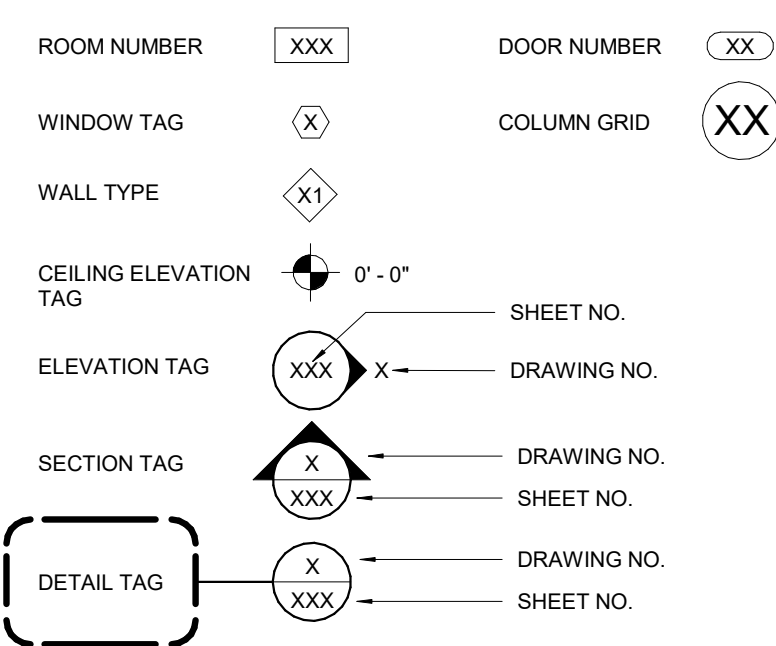
ELEVATION:



SECTION:



SYMBOLS LEGEND



PROJECT DIRECTORY

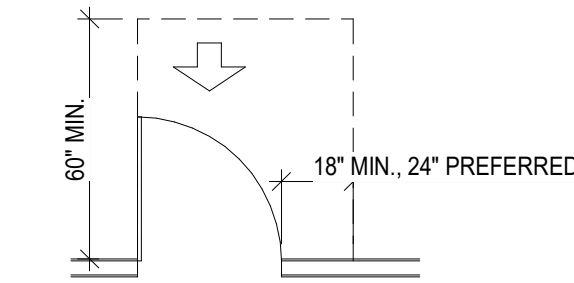
OWNER

Brandon Thompson

ARCHITECT

Michael Rickman
RAD, Rickman Architecture + Design
224 W Montgomery St
Villa Rica, Georgia 30180
radga.com
770 365 1967

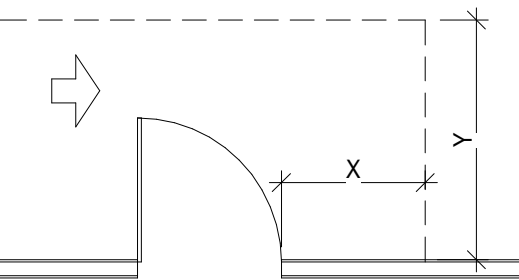
PULL SIDE



NOTE: ALL DOORS IN ALCOVES SHALL COMPLY WITH THE CLEARANCES FOR FRONT APPROACHES.

FRONT APPROACHES - SWINGING DOORS

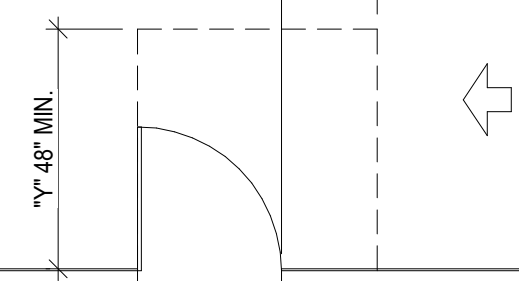
PULL SIDE



NOTE: X = 36IN MINIMUM IF Y = 60IN;
X = 42IN MINIMUM IF Y = 54IN

HINGE SIDE APPROACHES - SWINGING DOORS

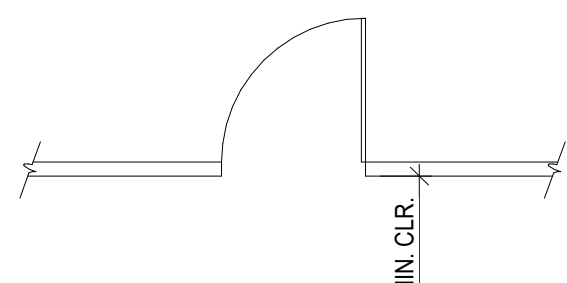
PULL SIDE



NOTE: ALL REQUIRED CLEAR FLOOR AREA SHALL BE LEVEL. EXTERIOR LANDINGS SHALL BE SLOPED NO GREATER THAN 1:50.

NOTE: Y = 54IN MINIMUM IF DOOR HAS A CLOSER.

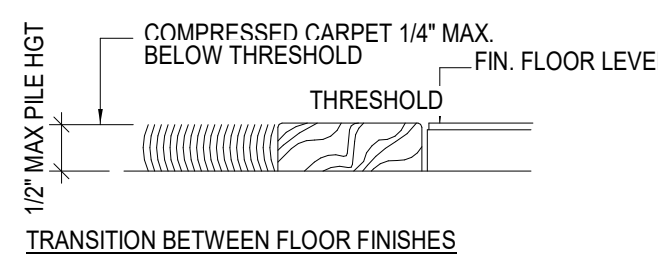
LATCH SIDE APPROACHES - SWINGING DOORS



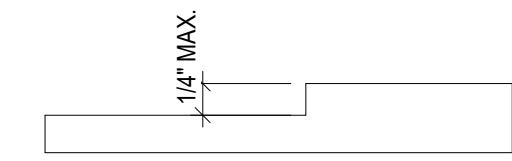
DOORS IN SERIES

DOOR CLEARANCES

SCALE: 1/4" = 1'-0"



TRANSITION BETWEEN FLOOR FINISHES

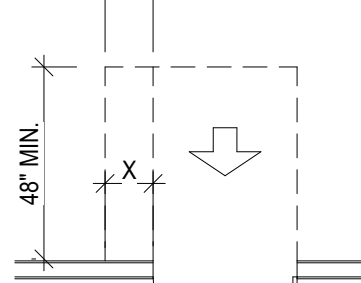


LEVEL CHANGES

THRESHOLD / LEVEL CHANGES

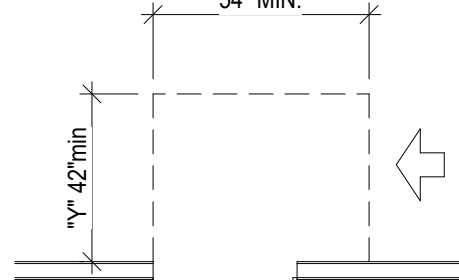
SCALE: 6" = 1'-0"

PUSH SIDE



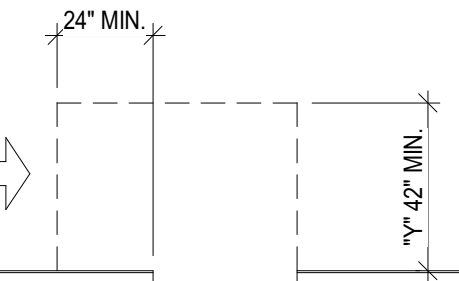
NOTE: X = 12 IN IF DOOR HAS BOTH A LATCH AND CLOSER

PUSH SIDE



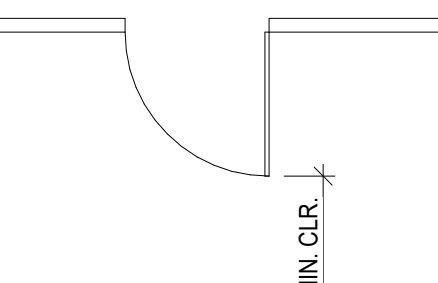
NOTE: Y = 48IN MINIMUM IF DOOR HAS BOTH A LATCH AND CLOSER

PUSH SIDE



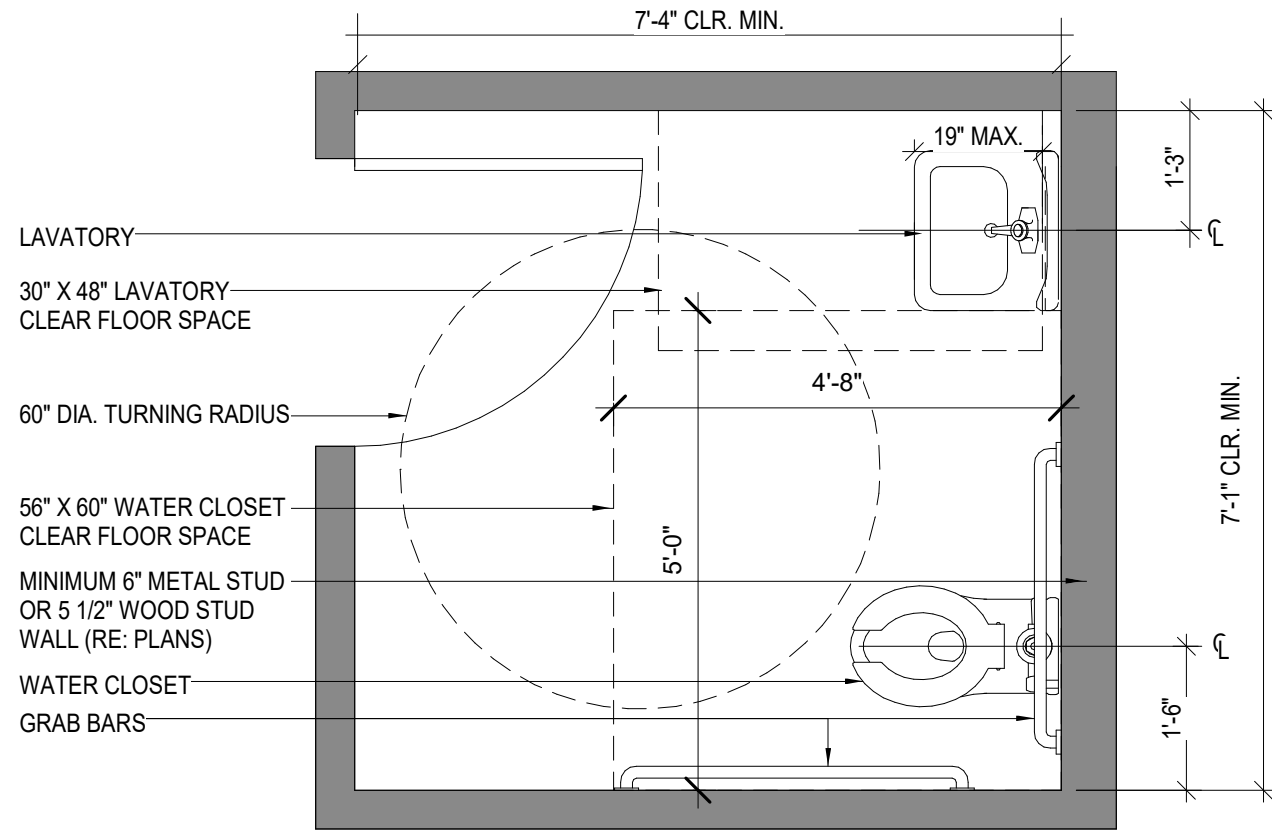
NOTE: Y = 48IN MINIMUM IF DOOR HAS A CLOSER.

NOTE: Y = 54IN MINIMUM IF DOOR HAS A CLOSER.



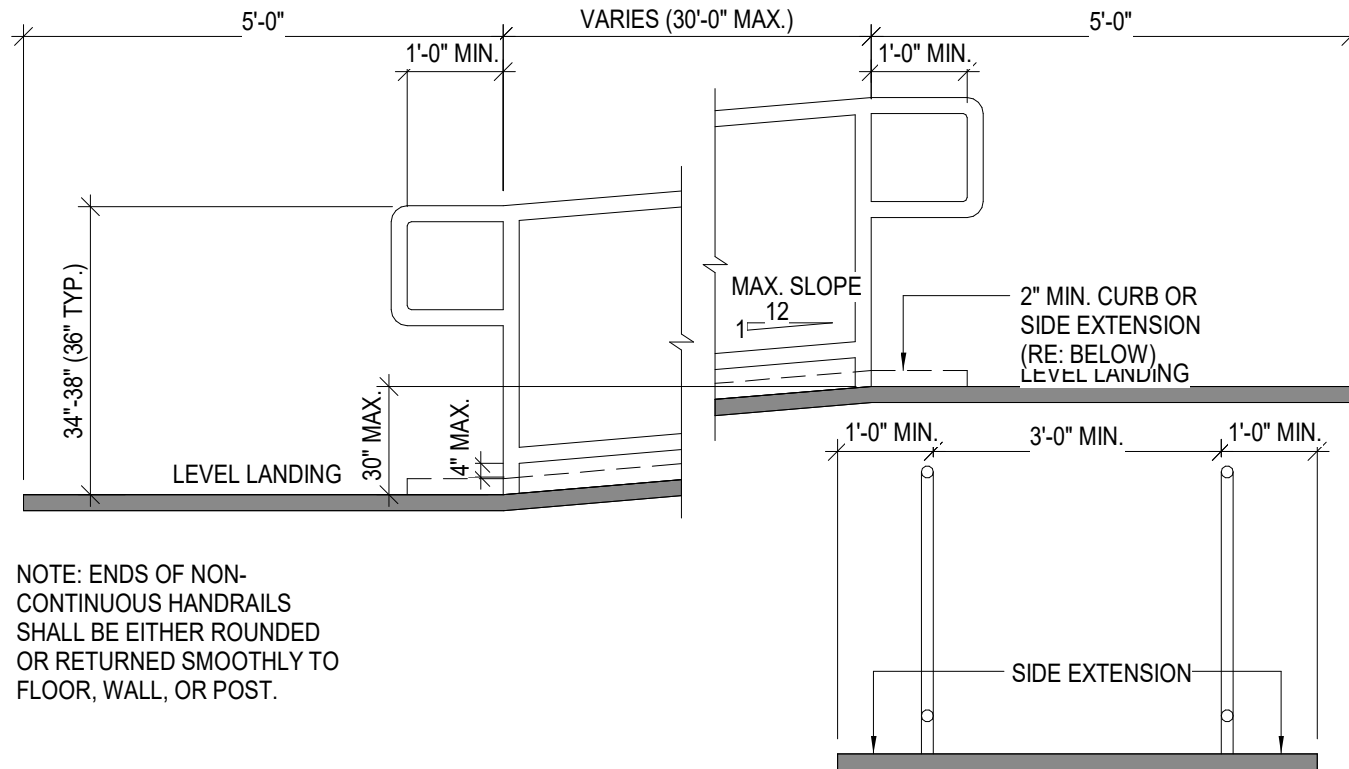
CLEAR FLOOR SPACE AT ACCESSIBLE WATER CLOSETS

SCALE: 1/2" = 1'-0"



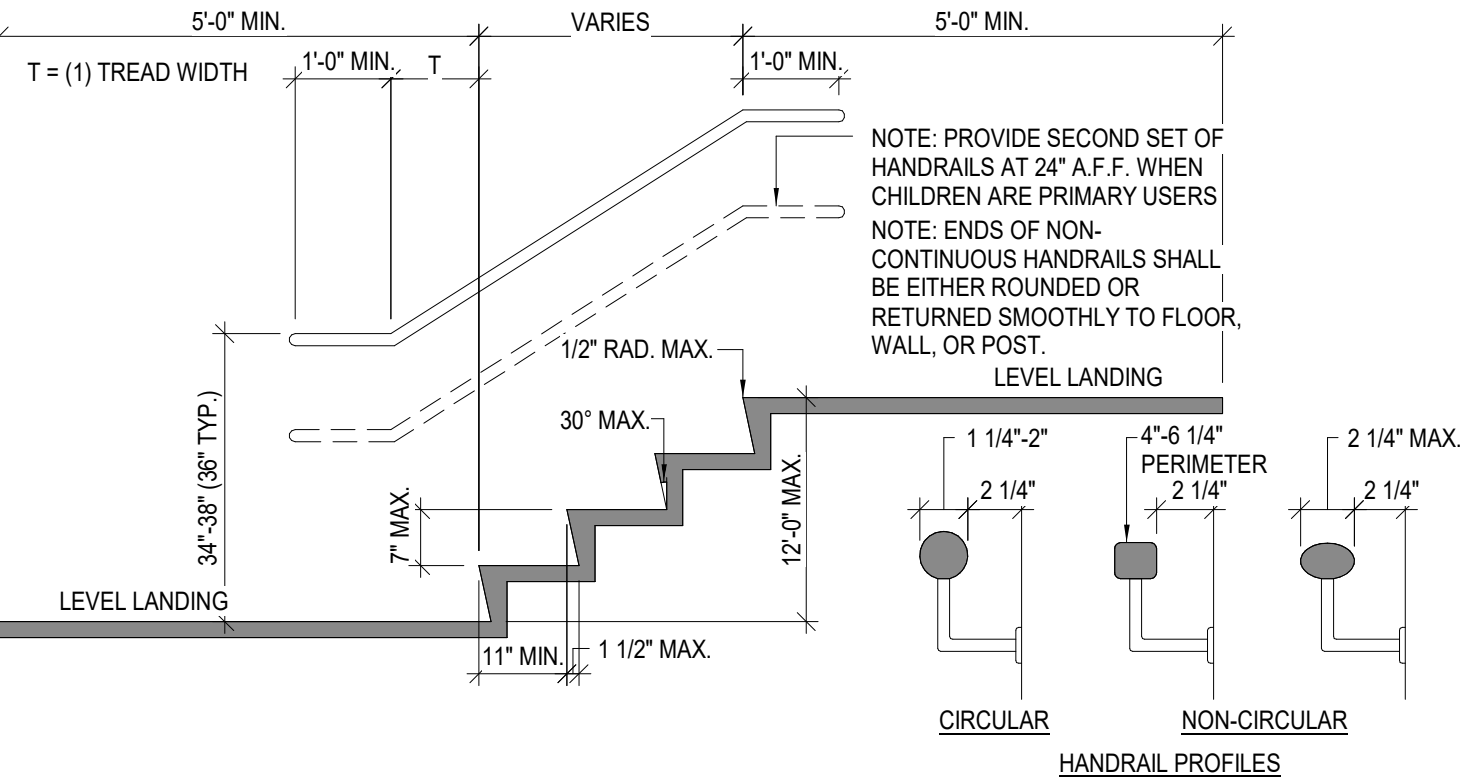
STANDARD ACCESSIBLE SINGLE FIXTURE TOILET

SCALE: 1/2" = 1'-0"



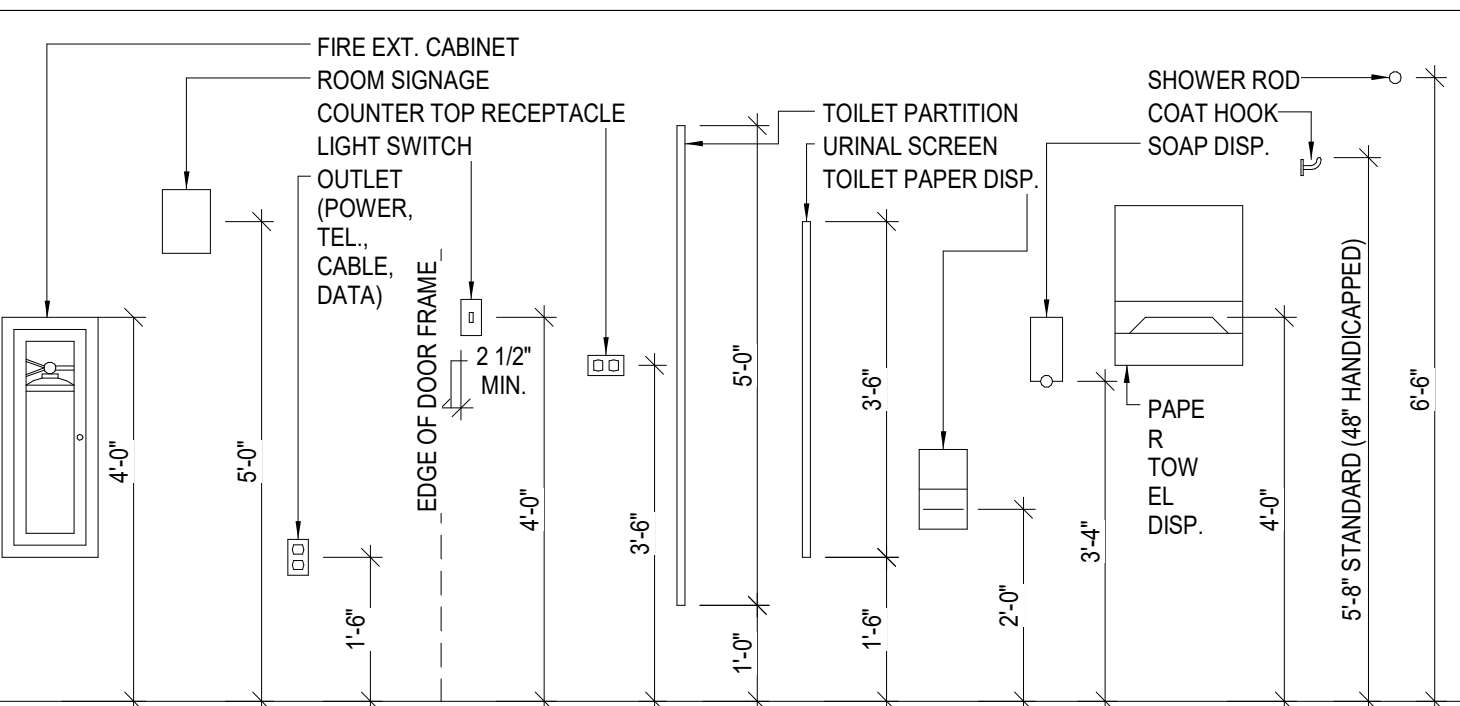
RAMP HANDRAIL

SCALE: 1/2" = 1'-0"



STAIR HANDRAIL

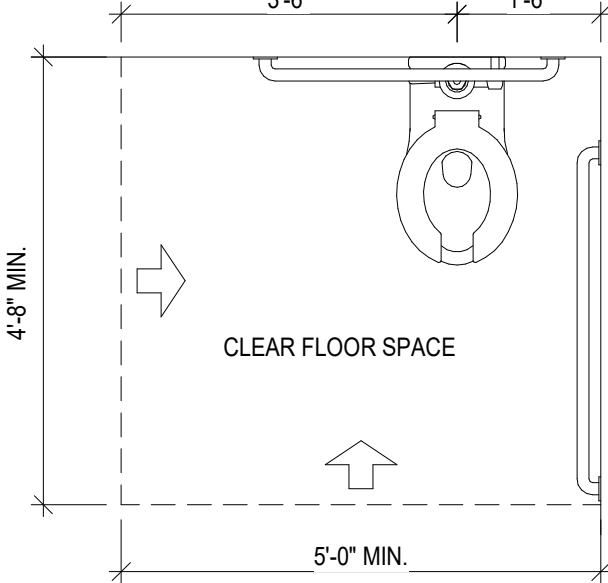
SCALE: 1/2" = 1'-0"



STANDARD MOUNTING HEIGHTS

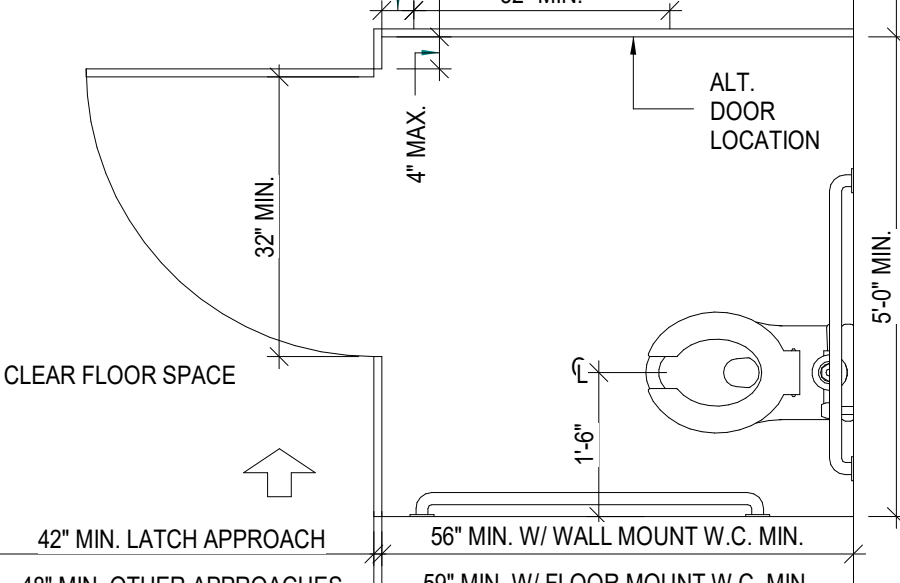
SCALE: 1/2" = 1'-0"

CLEAR FLOOR SPACE

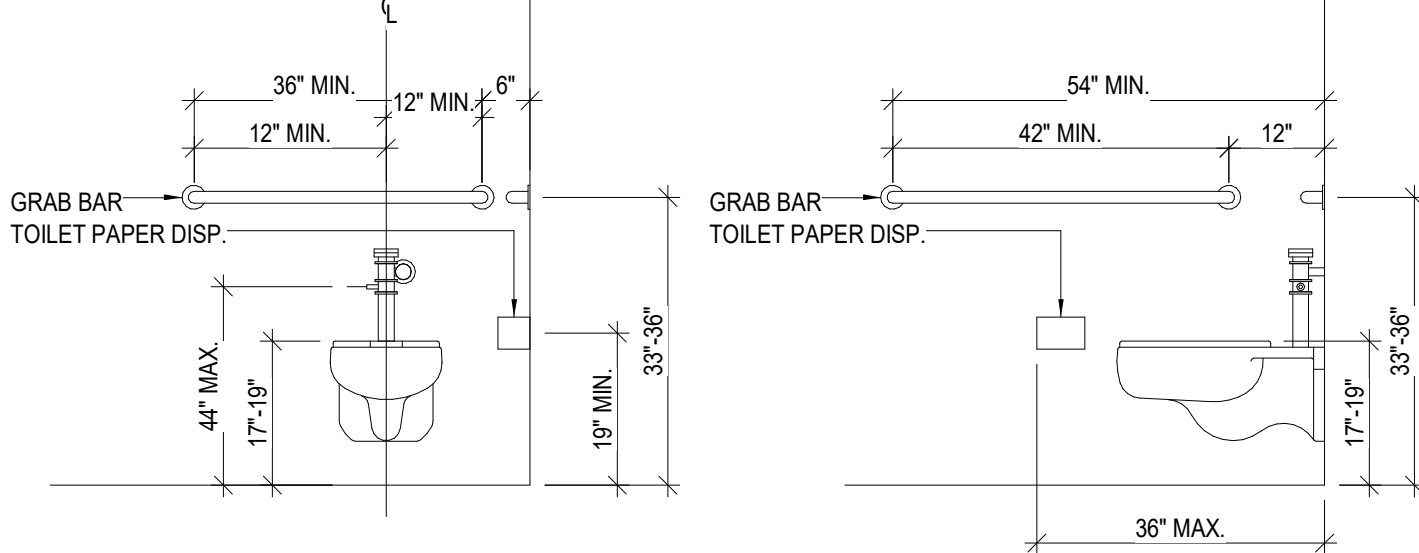


ACCESSIBLE TOILET STALL

SCALE: 1/2" = 1'-0"

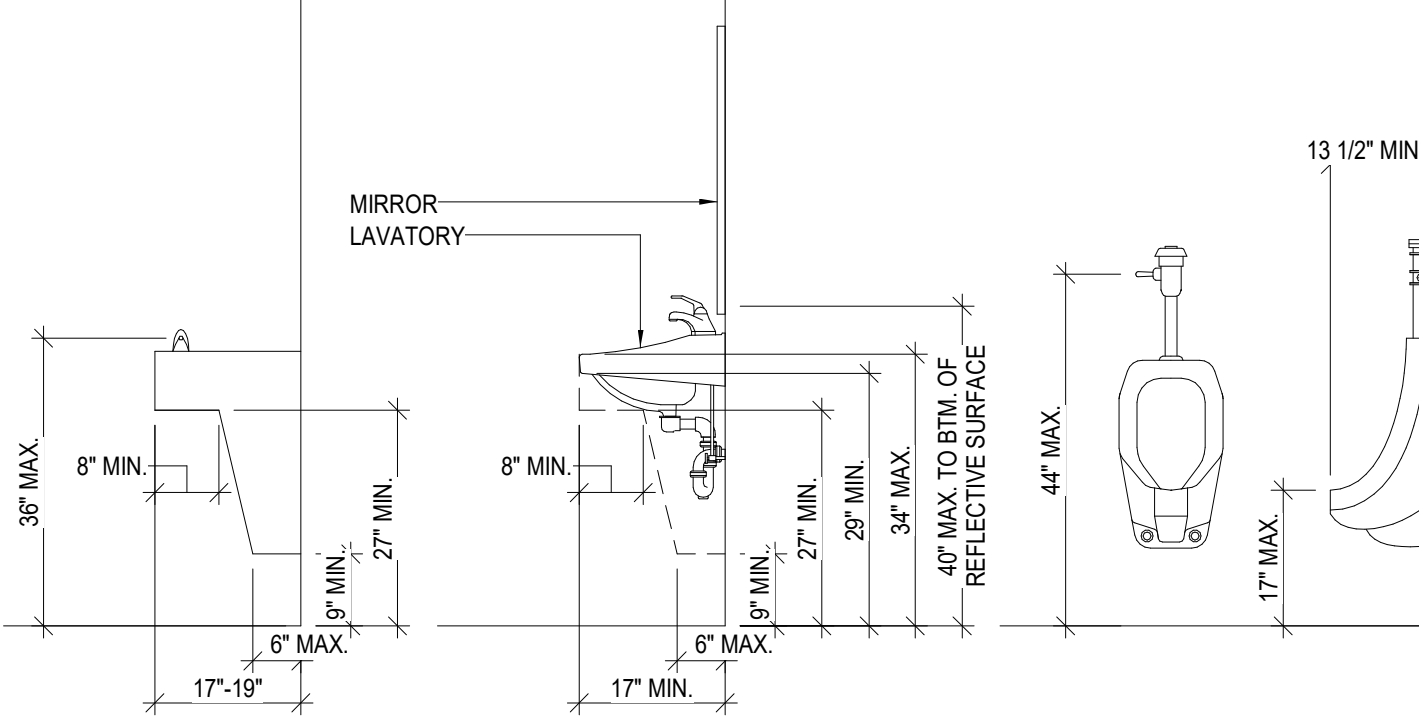


NOTE: FIXTURES SHOWN ARE FOR REFERENCE PURPOSES ONLY. RE: PLANS AND SPECIFICATIONS FOR ACTUAL FIXTURE TYPES.



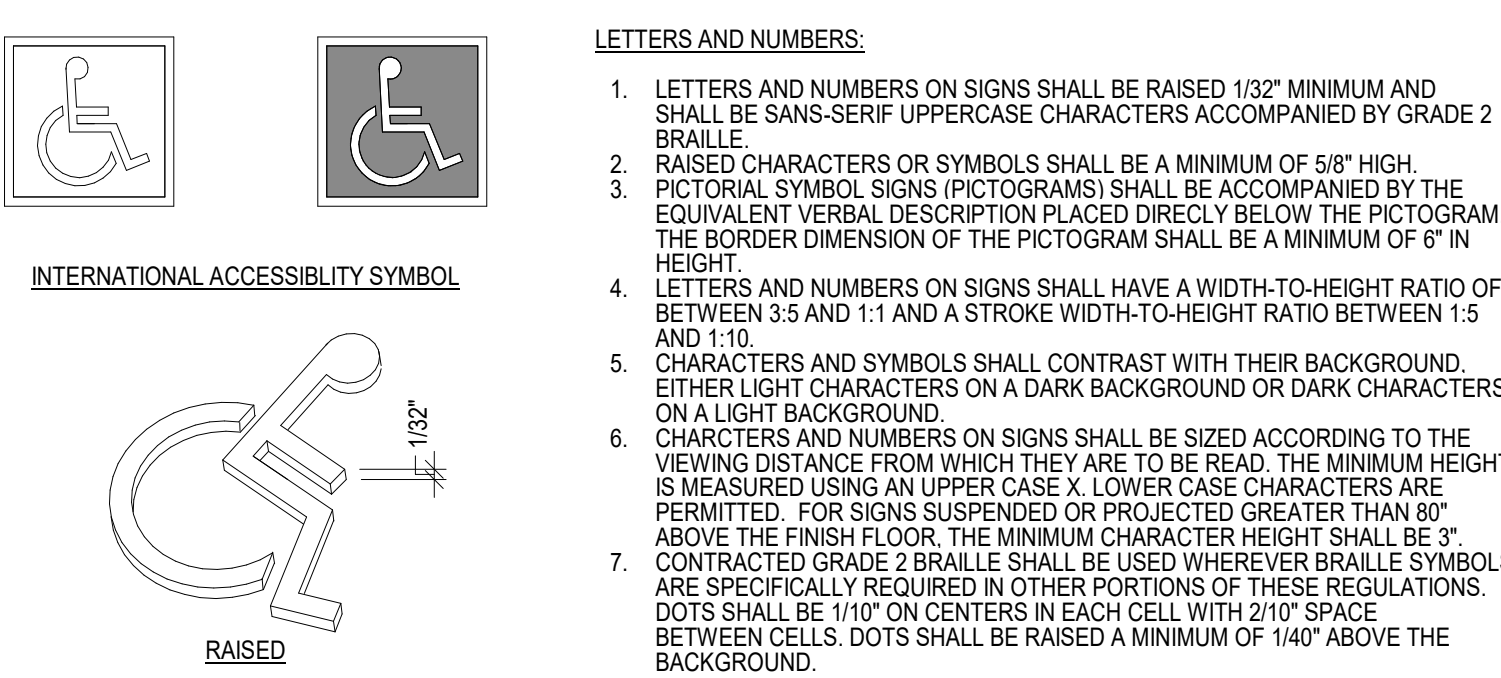
MOUNTING HEIGHTS AT ACCESSIBLE WATER CLOSETS

SCALE: 1/2" = 1'-0"



ACCESSIBLE E.W.C, LAVATORY AND URINAL

SCALE: 1/2" = 1'-0"



LETTERS AND NUMBERS:

- LETTERS AND NUMBERS ON SIGNS SHALL BE RAISED 1/32" MINIMUM AND SHALL BE SANS-SERIF UPPERCASE CHARACTERS ACCOMPANIED BY GRADE 2 BRAILLE
- RAISED CHARACTERS OR SYMBOLS SHALL BE A MINIMUM OF 5/8" HIGH.
- PICTORIAL SYMBOL SIGNS (PICTOGRAMS) SHALL BE ACCOMPANIED BY THE EQUIVALENT VERBAL DESCRIPTION PLACED DIRECTLY BELOW THE PICTOGRAM. THE BORDER DIMENSION OF THE PICTOGRAM SHALL BE A MINIMUM OF 6" IN HEIGHT.
- LETTERS AND NUMBERS ON SIGNS SHALL HAVE A WIDTH-TO-HEIGHT RATIO OF BETWEEN 3:5 AND 1:1 AND A STROKE WIDTH-TO-HEIGHT RATIO BETWEEN 1:5 AND 1:10.
- CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND. EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND.
- CHARACTERS AND NUMBERS ON SIGNS SHALL BE SIZED ACCORDING TO THE VIEWING DISTANCE FROM WHICH THEY ARE TO BE READ. THE MINIMUM HEIGHT IS MEASURED USING AN UPPER CASE X. LOWER CASE CHARACTERS ARE PERMITTED. FOR SIGNS SUSPENDED OR PROJECTED GREATER THAN 80" ABOVE THE FINISH FLOOR, THE MINIMUM CHARACTER HEIGHT SHALL BE 3".
- CONTRACTED GRADE 2 BRAILLE SHALL BE USED WHEREVER BRAILLE SYMBOLS ARE SPECIFICALLY REQUIRED IN OTHER PORTIONS OF THESE REGULATIONS. DOTS SHALL BE 1/16" ON CENTERS IN EACH CELL WITH 2/10" SPACE BETWEEN CELLS. DOTS SHALL BE RAISED A MINIMUM OF 1/40" ABOVE THE BACKGROUND.

SIGN LOCATIONS:

- ALL BUILDING ENTRANCES THAT ARE ACCESSIBLE TO AND USABLE BY PERSONS WITH DISABILITIES AND AT EVERY MAJOR JUNCTION ALONG OR LEADING TO AN ACCESSIBLE ROUTE OF TRAVEL SHALL BE IDENTIFIED WITH A SIGN DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND WITH ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED, TO BE VISIBLE TO PERSONS ALONG APPROACHING PEDESTRIAN WAYS.
- WHEN PERMANENT IDENTIFICATION IS PROVIDED FOR ROOMS AND SPACES, RAISED LETTERS SHALL BE PROVIDED AND SHALL BE ACCOMPANIED BY BRAILLE. SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR, WHERE THERE IS NO WALL SPACE ON THE LATCH SIDE. INCLUDING AT LEAF DOORS, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL, PREFERABLY ON THE RIGHT. MOUNTING HEIGHT SHALL BE 60" ABOVE THE FINISH FLOOR TO THE CENTERLINE OF THE SIGN. MOUNTING LOCATION SHALL BE DETERMINED SO THAT THE PERSON MAY APPROACH WITHIN 5' OF THE SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING OF A DOOR.
- ADDITIONAL DIRECTIONAL SIGNS ALONG ACCESSIBLE PATH OF TRAVEL ARE REQUIRED.
- BUILDINGS REMODELED TO PROVIDE ACCESSIBLE SANITARY FACILITIES FOR PUBLIC USE SHALL HAVE INFORMATION POSTED IN THE LOBBY AS PART OF THE BUILDING DIRECTORY.

INTERNATIONAL SYMBOL OF ACCESSIBILITY:

- STANDARD USED TO IDENTIFY ACCESSIBLE FACILITIES.
- WHITE FIGURE ON BLUE BACKGROUND.
- WHEN ENFORCING AGENCY DETERMINES, IF APPROPRIATE, SPECIAL DESIGNS AND COLORS MAY BE APPROVED.

BRAILLE:

- USE CONTRASTED GRADE 2 BRAILLE. DOTS TO BE 0.1 INCH ON CENTER IN EACH CELL.
- 0.2 INCH SPACE BETWEEN CELLS.
- DOTS RAISED MINIMUM 0.025 INCH ABOVE BACKGROUND.



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REVIEWED BY: Checker

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PROFESSIONAL STAMP



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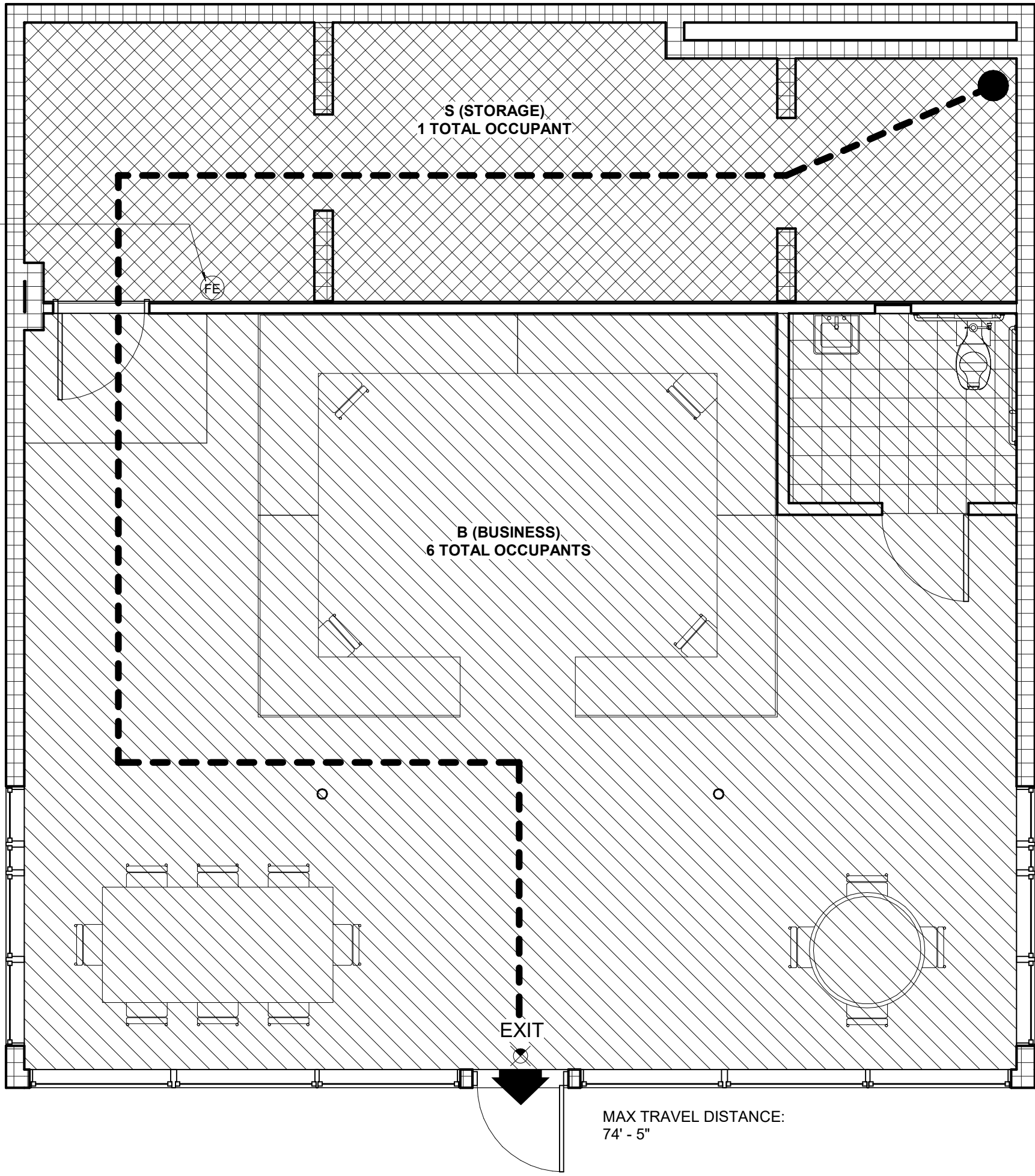
DATE

06/14/2020

SHEET TITLE

GENERAL
STANDARDS

G001



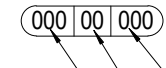
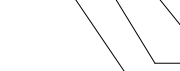
A5 LIFE SAFETY PLAN
A1 | A301 SCALE: 1/4" = 1'-0"



LIFE SAFETY GENERAL NOTES

1. REFER TO SHEET G000 FOR CODE SUMMARY.
2. ALL CODE REQUIRED SIGNAGE MUST BE DESIGNED AND INSTALLED TO COMPLY WITH THE GEORGIA BUILDING AND ACCESSIBILITY CODES AND NFPA-07. ALL FINAL SIGNAGE DESIGN, LAYOUT AND SCHEDULE TO BE PROVIDED BY OWNER.
3. ALL EXIT DOORS LOCATED IN THE MEANS OF EGRESS SHALL SWING IN THE DIRECTION OF THE EXIT TRAVEL AND IF ANY LATCHING OR LOCKING DEVICE IS TO BE INSTALLED, ONLY APPROVED PANIC HARDWARE SHALL BE INSTALLED. ALL OTHER DOORS IN THE FACILITY SHALL BE EQUIPPED WITH APPROVED LEVER OR PUSH OPERATED DEVICES.

LIFE SAFETY SYMBOLS

-  DOOR EGRESS TAG
-  MAX. # OF POTENTIALLY EXITING OCCUPANTS
WIDTH OF EXIT
-  MAX. OCCUPANT CAPACITY OF EXIT
- People Per Exit x Egress Per Occupant (Inches) = Egress Width (Inches)
-  TRAVEL PATH
-  EGRESS SIGNAGE
-  FIRE EXTINGUISHER BRACKET MOUNTED (PROVIDED BY TENANT - NOT SHOWN)

USE TYPE/OCCUPANT LOAD: MEANS OF EGRESS (NFPA 101)

RENOVATION AREA MAIN FLOOR: 1,232 SF (GROSS)

FIRST FLOOR
BUSINESS: 1,132 SF = MAX. 7 OCCUPANTS

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SHEET TITLE

**LIFE SAFETY
PLAN**

G003



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SHEET TITLE

FLOOR PLANS

A201

FLOOR PLAN GENERAL NOTES

1. ALL DIMENSIONS ON THE FLOOR PLANS (UNLESS OTHERWISE NOTED) ARE TAKEN FROM FACE OF STUDS.
2. THE CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO ANY WORK COMMENCING
3. SEE GENERAL NOTES ON COVER SHEET FOR MORE INFORMATION CONCERNING WORK NOT SHOWN ON DRAWING.
4. ALLOW A MINIMUM OF 18 INCHES LATCH-SIDE CLEARANCE ON THE PULL SIDE OF ALL DOORS WITH CLOSERS AND A MINIMUM OF 12 INCHES LATCH-SIDE CLEARANCE ON THE PUSH SIDE OF ALL
5. ALL PARTITION TO BE TYPE A1 UNLESS NOTED OTHERWISE
6. 2A-108-C FIRE EXTINGUISHERS SHALL BE PROVIDED PER NFPA 10. TOP OF EXTINGUISHER SHALL BE MOUNTED @ 60" AFF (FOR EXTINGUISHERS WEIGHING LESS THAN 40 LBS.) (LAC: 55V: 3030 / NFPA 10).
7. INTERIOR FINISHES SHALL COMPLY WITH NFPA 101:36.3.3 (0-75) FLAMESPREAD WITH SMOKE DEVELOPMENT OF (0-450)
8. LOOSELY HANGING FURNISHINGS AND DECORATIONS SHALL BE FLAME RESISTANT AS DEMONSTRATED BY TESTING IN ACCORDANCE WITH NFPA 701.

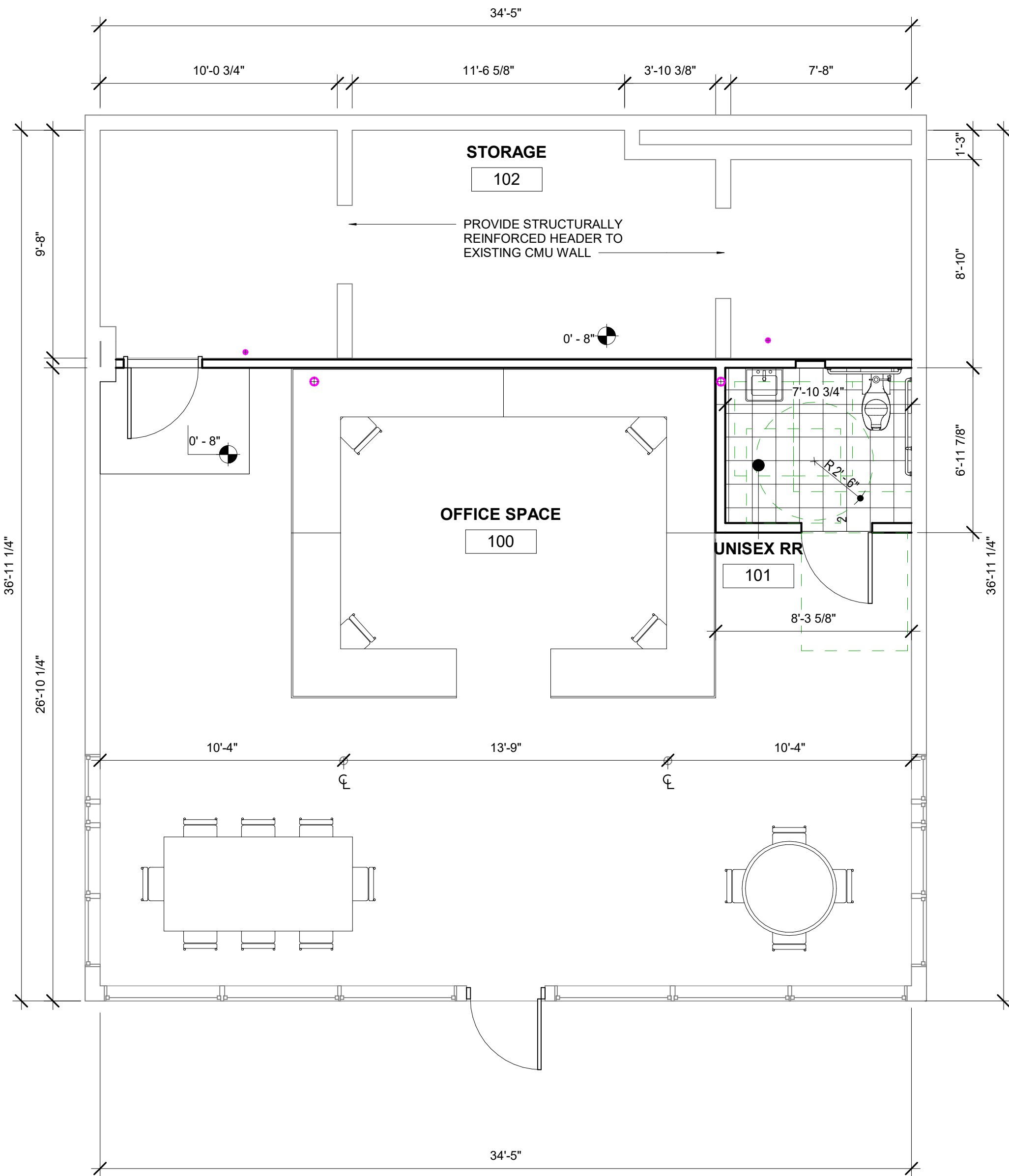
FLOOR PLAN LEGEND

- ROOM NUMBER XXX
- DOOR NUMBER XX
- WINDOW TAG X
- COLUMN GRID XX
- ELEVATION TAG XXX SHEET NO. DRAWING NO.
- SECTION TAG X DRAWING NO. SHEET NO.
- DETAIL TAG X DRAWING NO. SHEET NO.
- WALL TYPE X1
- CEILING ELEVATION TAG 0' - 0"

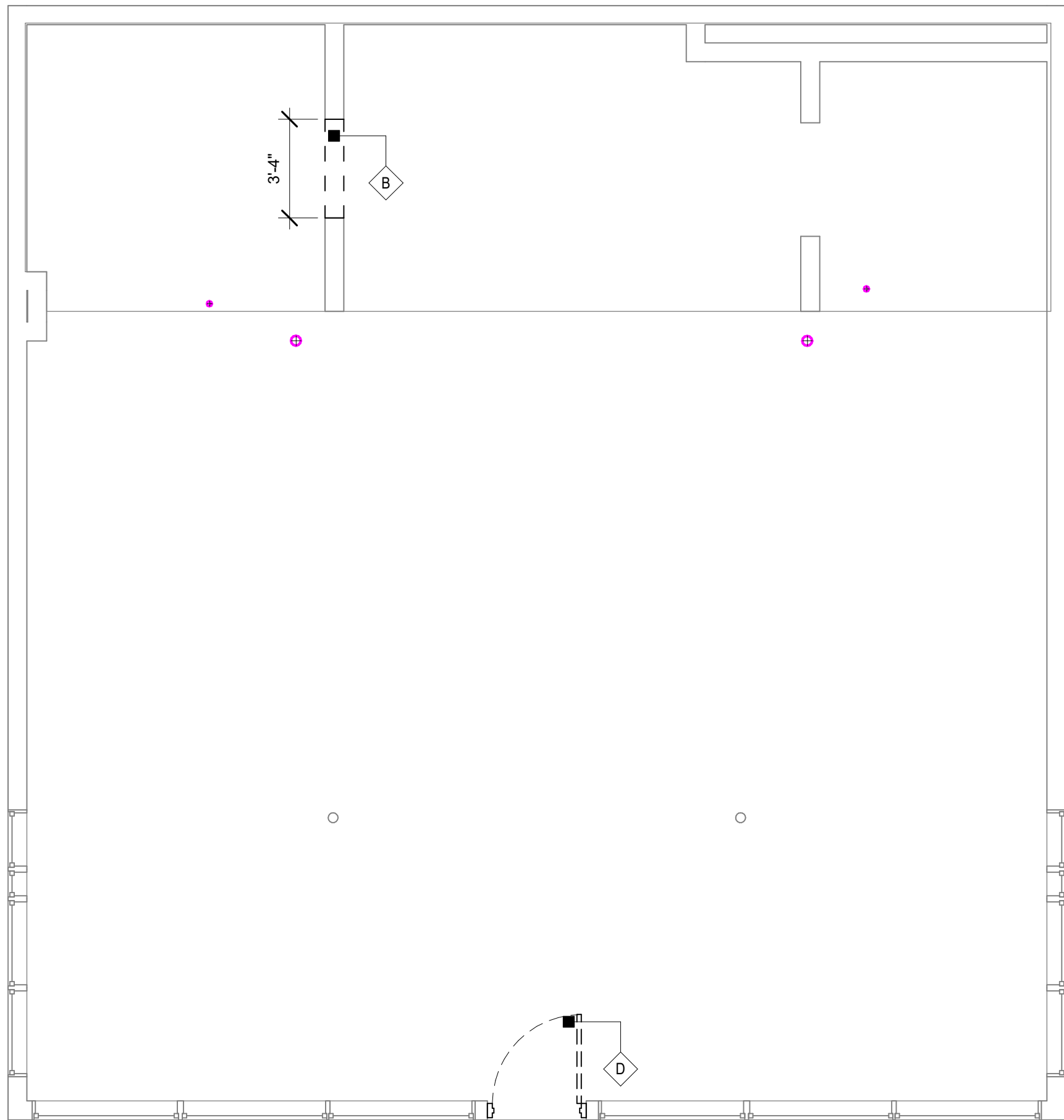
DEMOLITION PLAN GENERAL NOTES

1. DEMO FURRING ON ALL EXISTING MASONRY WALLS TO REMAIN
2. DEMO CARPETING AND FLOOR COVERING ON ALL EXISTING FLOORS
3. SALVAGE ALL REMOVED MASONRY BRICK FOR REUSE
4. REMOVE ALL ITEMS BACK TO STRUCTURE UNLESS NOTED OTHERWISE, INCLUDING, BUT NOT LIMITED TO, MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION SYSTEMS, DEVICES, CONDUIT, WIRE, CABLING, FIXTURES, PIPING, EQUIPMENT, DUCTWORKS, LAY-IN ACOUSTICAL CEILING AND GRID, FLOOR FINISHES, RESILIENT BASE, RESILIENT STAIR TREADS, CASEWORK, ACCESSORIES, INCLUDING ALL SINKS, TOILETS, & FOUNTAINS
5. DOORS NOTED ARE TO BE SALVAGED FOR REUSE. NUMBERS OF SALVAGED DOORS CORRESPOND TO DOOR SCHEDULE. CONTRACTOR IS TO MEASURE DOORS TO CONFIRM DIMENSIONS IN SCHEDULE. CONTRACTOR IS TO CONSULT WITH ARCHITECT PRIOR TO ORDERING AND INSTALLING DOORS.

- DEMOLITION KEY NOTE X
- DASHED LINES INDICATE EXISTING ELEMENTS TO BE DEMOLISHED, SEE DEMOLITION NOTES
- SOLID LINES INDICATE EXISTING ELEMENTS TO REMAIN
- A REMOVE EXISTING WALL (SHOWN DASHED)
- B REMOVE LOWER PORTION OF WALL BELOW EXISTING WINDOW TO CREATE CASED OPENING.
- C REMOVE EXISTING FLOORING, ALL INTERIOR AREAS U.N.O. PATCH TO RECEIVE NEW FLOORING AS REQUIRED. SEE NEW FLOORING PLANS FOR ADDITIONAL INFO.
- D CHANGE DOOR SWING DIRECTION (SHOWN DASHED).
- E REMOVE EXISTING TOILET FIXTURES



A2 FLOOR PLAN
A1 A301 SCALE 1/4" = 1'-0"



A7 DEMOLITION FLOOR PLAN
A1 A301 SCALE 1/4" = 1'-0"