

REMODEL

HAVEN LIVING

PROJECT TEAM

OWNER	ARCHITECT	INTERIOR DESIGN	GENERAL CONTRACTOR
SCOTT FOUSER MANAGING MEMBER REALNET GALLUP, LLC 2210 SW 77TH PLACE PORTLAND, OR 97225 (503) 803-3650 sdfouser@gmail.com	RICK BENNETT RBA ARCHITECTURE 1104 PARK AVE SW ALBUQUERQUE, NM 87102 (505) 242-1859 rick@rba81.com LICENSE: 1240	BRYCE AMATO AMATO DESIGN, LLC 10715 SW WAKEFIELD ST PORTLAND, OR 97225 (503) 260-1838 bryce@amatodesignllc.com	DAN BONAGUIDI BONAGUIDI CONSTRUCTION 501 PATTON DR GALLUP, NM 87301 P (505) 722-7430 dab7430@yahoo.com CONTRACTOR LICENSE: 377189

PLUMBING ENGINEERING	MECHANICAL ENGINEERING	ELECTRICAL ENGINEERING
TODD KOLIBABA ASSOCIATE/SENIOR PLUMBING DESIGNER INTERFACE ENGINEERING, INC. (503) 382-2734 (503) 349-0537 toddk@interfaceeng.com	PAUL HALLOWELL, PE ASSOCIATE/SENIOR MECHANICAL ENGINEER INTERFACE ENGINEERING, INC. (503) 382-2611 (724) 456-4677 paulh@interfaceeng.com	KRISTINE LEAVENS, PE SENIOR ELECTRICAL ENGINEER INTERFACE ENGINEERING, INC. (503) 382-2753 kristinel@interfaceeng.com

PROJECT DATA

1. PROJECT TYPE	REMODEL
2. PROPOSED USE	RESIDENTIAL R-2
3. CONSTRUCTION TYPE	IIIA
4. ZONING	HC - HEAVY COMMERCIAL
5. AUTO FIRE EXTINGUISHING SYSTEM	
6. FIRE ALARM SYSTEM	
7. MAXIMUM DISTANCE TO EXIT	
8. MAXIMUM COMMON PATH OF TRAVEL	
9. NUMBER OF EXITS REQUIRED	
10. SEPA REQUIRED	2
11. STORIES ABOVE GRADE	
12. FOOTPRINT AREA	

ABBREVIATIONS

&	AND	K.D.C.	KITCHEN DESIGN CONSULTANT
∠	ANGLE	KIT.	KITCHEN
@	AT	KW.	KILOWATTS
⊕	CENTERLINE	LAM.	LAMINATE
Ø	DIAMETER	LAV.	LAVATORY
±	PLUS OR MINUS	M.U.A.	MAKE UP AIR
#	POUND OR NUMBER	MAX.	MAXIMUM
A/C	AIR CONDITIONING	MECH.	MECHANICAL
A.C.T.	ACOUSTICAL CEILING TILE	MFGR.	MANUFACTURE(R)
A.F.F.	ABOVE FINISHED FLOOR	MIN.	MINIMUM
ACOST.	ACOUSTIC	MIR.	MIRROR
ADJ.	ADJUSTABLE	MISC.	MISCELLANEOUS
APX.	APPROXIMATE	MTD.	MOUNTED
ARCH.	ARCHITECT	MUL.	MULLION
AUTO.	AUTOMATIC		
		N.I.C.	NOT IN CONTRACT
B.O.	BY OTHERS	N.T.S.	NOT TO SCALE
BLDG.	BUILDING	NO.	NUMBER
BLK(G).	BLOCK(ING)	NOM.	NOMINAL
BM.	BEAM		
BTWN.	BETWEEN	O.C.	ON CENTER
BOT.	BOTTOM	O.D.	OUTSIDE DIAMETER
		O.F.C.I.	OWNER FURNISHED, CONTRACTOR INSTALLED
C.F.C.I.	CONTRACTOR FURNISHED, CONTRACTOR INSTALLED	O.F.O.I.	OWNER FURNISHED, OWNER INSTALLED
C.F.O.I.	CONTRACTOR FURNISHED, OWNER INSTALLED	OA.	OVERALL
C.F.M.	CUBIC FEET PER MINUTE	OH.	OVERHEAD
C.G.	CORNER GUARD	OPNG.	OPENING
C.J.	CONTROL JOINT		
C.L.	CENTERLINE	P.B.	PARTICLE BOARD
C.P.	CORD AND PLUG	P.L.	PROPERTY LINE
C.T.	CERAMIC TILE	P.LAM.	PLASTIC LAMINATE
C.W.	COLD WATER	P.	PAINT
CAB.	CABINET	PH.	PHASE
CEM.	CEMENT	PLWD.	PLYWOOD
CER.	CERAMIC	PR.	PAIR
CLG.	CEILING	PRESERV.	PRESERVATIVE
CLR.	CLEAR	PT.	POINT
CNTR.	COUNTER	PTN.	PARTITION
COL.	COLUMN	P.T.	PRESSURE TREATED
CONC.	CONCRETE		
CONN.	CONNECTION	Q.T.	QUARRY TILE
CONST.	CONSTRUCTION	QTY.	QUANTITY
CONT.	CONTINUOUS		
CONTR.	CONTRACTOR(OR)	R.	RISER
CPPT.	CARPET	R.B.	RUBBER BASE
CTR.	CENTER	R.O.	ROUGH OPENING
CTSK.	COUNTERSINK(SUNK)	R.T.	RUBBER TILE
		RAD.	RADIUS
DBL.	DOUBLE	RECEPT.	RECEPTACLE
DEPT.	DEPARTMENT	REF.	REFRIGERATOR
DET.	DETAIL	REINF.	REINFORCE(D)
DIA.	DIAMETER	REQ'D	REQUIRED
DIM.	DIMENSION	RESIL.	RESILIENT
DN.	DOWN	RM.	ROOM
DR.	DOOR	R.S.	ROUGH SAWN
DWR.	DRAWER	R/S	ROD AND SHELF
		S.C.	SOLID CORE
E.J.	EXPANSION JOINT	SD	SMOKE DETECTOR
E.W.	EACH WAY	S.S.	STAINLESS STEEL
EA.	EACH	S.C.	SHEET VINYL
ELEC.	ELECTRICAL	SCHED.	SCHEDULE
ELEV.	ELEVATION	SECT.	SECTION
ELEV.R.	ELEVATOR	SH.	SHIELF
EQ.	EQUAL	SHT.	SHEET
EQUIP.	EQUIPMENT	SIM.	SIMILAR
EXH.	EXHAUST	SPEC.	SPECIFICATION
EXIST.	EXISTING	SQ.	SQUARE
EXT.	EXTERIOR	STD.	STANDARD
		STL.	STEEL
F.D.	FLOOR DRAIN	STOR.	STORAGE
F.E.(C.)	FIRE EXTINGUISHER (CABINET)	STRUCT.	STRUCTURAL
F.F.	FACTORY FINISH	SUSP.	SUSPENDED
F.O.C.	FACE OF CONCRETE	SYM.	SYMMETRICAL
F.O.F.	FACE OF FINISH		
F.O.FR.	FACE OF FRAMING	T.	TREAD
F.O.FND.	FACE OF FOUNDATION	T.&G.	TONGUE AND GROOVE
F.O.M.	FACE OF MASONRY	T.B.D.	TO BE DETERMINED
F.O.S.	FACE OF SHEATHING	T.I.	TENANT IMPROVEMENT
F.O.W.	FACE OF WALL	T.L.	TRUE LENGTH
F.S.	FLOOR SINK	T.O.	TOP OF
FIN.	FINISH	T.O.C.	TOP OF CONCRETE
FLR.	FLOOR	T.O.CB.	TOP OF CURB
FLOUR.	FLUORESCENT	T.O.F.	TOP OF FOUNDATION
FT.	FOOT/FEET	T.O.P.	TOP OF PARAPET
F.R.P.	FIBERGLASS REINFORCED PANEL	T.O.S.	TOP OF SLAB
FURR.	FURRING	T.O.W.	TOP OF WALL
		TEL.	TELEPHONE
G.R.	GUARD RAIL	THK.	THICK
G.W.B.	GYPSUM WALL BOARD	TV.	TELEVISION
GA.	GAUGE	TYP.	TYPICAL
GALV.	GALVANIZED		
		U.N.O.	UNLESS NOTED OTHERWISE
H.B.	HOSE BIB	V.C.T.	VINYL COMPOSITION TILE
H.C.	HOLLOW CORE	V.T.	VINYL TILE
HC.	HANDICAP(PED)	VEN.	VENER
H.M.	HOLLOW METAL	VERT.	VERTICAL
H.P.	HORSEPOWER	VEST.	VESTIBULE
H.R.	HAND RAIL		
H.W.	HOT WATER	W/(O)	WITH(OUT)
HVAC	HEATING/VENTILATION/AIR CONDITIONING	W.C.	WATER CLOSET
HDR.	HEADER	W.COV.	WALL COVERING
HDWD.	HARDWOOD	W.H.	WATER HEATER
HORIZ.	HORIZONTAL	W.R.	WATER RESISTANT
HR.	HOUR	WD.	WOOD
HT.	HEIGHT	W/D	WASHER AND DRYER
		WP.	WATERPROOF
I.D.	INSIDE DIAMETER	WSCT.	WAINSCOT
INCL.	INCLUDE(ED/ING) INCLUSIVE	W.W.F.	WELDED WIRE FABRIC
INSUL.	INSULATION	WT.	WEIGHT
INT.	INTERIOR		
J.H.A.	JURISDICTION HAVING AUTHORITY		
JAN.	JANITOR		
JT.	JOINT		

GENERAL NOTES

- ALL CONSTRUCTION TO COMPLY WITH THE CURRENT EDITION OF THE INTERNATIONAL EXISTING BUILDING CODE (IEBC) AND ALL AMENDMENTS TO SAID CODE CURRENTLY USED BY THE JURISDICTION HAVING AUTHORITY, AND ALL OTHER APPLICABLE CODES, REGULATIONS, AND AMENDMENTS.
- THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE CONTRACT DOCUMENTS WITH EACH OTHER AND WITH INFORMATION SUPPLIED BY THE OWNER AND SHALL AT ONCE REPORT TO THE ARCHITECT ANY ERRORS, INCONSISTENCIES OR OMISSIONS DISCOVERED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTION OF PORTIONS OF THE WORK ALREADY PERFORMED UNDER THIS CONTRACT TO DETERMINE THAT SUCH PORTIONS ARE IN PROPER CONDITION TO RECEIVE SUBSEQUENT WORK.
- SCHEDULES ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE FROM PLANS, SECTIONS, ELEVATIONS, DETAILS AND SPECIFICATIONS, THE REQUIRED QUANTITY AND QUALITY OF EQUIPMENT AND MATERIALS TO COMPLETE THE PROJECT.
- DO NOT SCALE THE DRAWINGS - CONSULT ARCHITECT FOR ANY REQUIRED DIMENSIONAL CLARIFICATION. CONTRACTOR SHALL CAREFULLY REVIEW THE DIMENSIONS INDICATED ON THE DRAWINGS AS WELL AS FIELD CONDITIONS AND SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY CONFLICTS OR PROBLEMS, PRIOR TO CONSTRUCTING THE WORK.
- FIELD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO COMMENCEMENT AND PRIOR TO ORDERING MATERIALS FOR EACH PORTION OF THE WORK.
- THE GENERAL CONTRACTOR TO COORDINATE SIZES AND LOCATIONS OF FLOOR AND WALL OPENINGS, PENETRATIONS AND SLEEVE LOCATIONS FOR ALL WORK PRIOR TO CONSTRUCTION, INCLUDING BUT NOT LIMITED TO MECHANICAL AND ELECTRICAL WORK.
- EXCEPT WHERE OTHERWISE SPECIFIED THE CONTRACTOR SHALL AT ALL TIMES PROVIDE PROTECTION AGAINST WEATHER TO MAINTAIN ALL WORK, MATERIALS, APPARATUS, AND FIXTURES FROM INJURY OR DAMAGES. AT THE END OF DAYS WORK ALL NEW WORK LIKELY TO BE DAMAGED SHALL BE COVERED OR OTHERWISE PROTECTED AS REQUIRED.
- THE CONTRACTOR SHALL MAINTAIN AT ALL TIMES ADEQUATE SAFETY BARRICADES AND CLEAR ACCESS IN AND OUT OF THE WORK SITE SO AS TO FACILITATE DAILY TRAFFIC, MOVEMENT, DELIVERIES, AND SAFETY.
- THE CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL ORDINANCES RELATING TO SAFE BUILDING PRACTICES DUE TO COVID-19.
- JURISDICTION APPROVED PLANS SHALL BE KEPT IN A SECURE PLACE AND SHALL NOT BE USED BY WORKERS. THE CONTRACTOR SHALL BE RESPONSIBLE THAT ALL SUBCONTRACTORS CONSTRUCTION SETS REFLECT THE SAME INFORMATION. THE CONTRACTOR SHALL ALSO MAINTAIN, IN GOOD CONDITION ONE COMPLETE SET OF PLANS WITH ALL REVISIONS, ADDENDUMS, AND CHANGE ORDERS ON THE PREMISES AT ALL TIMES. THESE ARE TO BE UNDER THE CARE OF THE JOB SUPERINTENDENT AND ARE TO BE GIVEN TO THE OWNER UPON COMPLETION OF THE JOB.
- DOORS AND CASED OPENINGS INDICATED ADJACENT TO WALL INTERSECTIONS SHALL BE LOCATED WITH THE EDGE OF FINISHED OPENINGS A MINIMUM OF 3-INCHES FROM ADJACENT WALL UNLESS OTHERWISE NOTED.
- ANY CONTRACTOR WHOSE WORK REQUIRES PENETRATION OF THE ROOFING SYSTEM WILL CONTRACT WITH THE ROOFING CONTRACTOR TO FLASH AND SEAL SUCH WORK TO MAINTAIN ROOF WARRANT. ROOFING CONTRACTOR MUST BE LICENSED AND INSURED.
- THE ARCHITECT WILL NOT HAVE CONTROL OVER OR CHARGE OR, AND WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THESE DUTIES BELONG EXCLUSIVELY TO THE CONTRACTOR.
- ANY ALTERNATE, MODIFICATIONS AND/OR SUBSTITUTION DEEMED ACCEPTABLE BY THE JURISDICTION PROJECT INSPECTOR MAY BE IMPLEMENTED AFTER REVIEW AND APPROVAL BY THE ARCHITECT IN A TIMELY MANNER FOR REVIEW PRIOR TO ALTERNATE, MODIFICATION AND/OR SUBSTITUTION WORK IS INITIATED. WRITTEN DESCRIPTIONS AND SKETCHES SUBMITTED BY CONTRACTOR AND APPROVED FOR CONSTRUCTION WILL BE FILED WITH THE ORIGINAL JOB DOCUMENTS AS FINAL AS-BUILTS.

DEMOLITION NOTES

- GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VISIT THE SITE PRIOR TO SUBMITTING PROPOSALS TO BECOME FAMILIAR WITH ALL EXISTING FIELD CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
- THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES TO SAFEGUARD AGAINST THE INTERRUPTION OF SERVICES TO THE OWNER OR TENANTS.
- OWNER HAS FIRST RIGHT OF REFUSAL OF ALL SALVAGEABLE ITEMS.
- REMOVE ALL UNUSED ELECTRICAL WIRING, CONDUITS, WATER PIPING, VENTS, ETC.
- DEMOLITION WORK SHALL NOT INTERFERE WITH ACCESS TO OCCUPIED SPACES. DEMOLITION CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION MEASURES TO SAFEGUARD THE PUBLIC DURING CONSTRUCTION ACTIVITIES.
- DEMOLITION CONTRACTOR SHALL NOT USE ANY CONSTRUCTION METHODS THAT WILL CAUSE DAMAGE TO WORK TO BE LEFT IN PLACE.
- WHILE EVERY ATTEMPT HAS BEEN MADE TO SHOW ALL ITEMS TO BE REMOVED, IT IS THE RESPONSIBILITY OF THE VARIOUS CONTRACTORS TO CONDUCT ON-SITE EXAMINATIONS AND FAMILIARIZE THEMSELVES WITH ACTUAL SITE CONDITIONS, ADDITIONAL ITEMS, NOT SHOWN TO BE REMOVED, INTERFERING WITH NEW CONSTRUCTION WORK, SHALL BE REMOVED WITHOUT ADDITIONAL COST TO OWNER. REPORT ANY DEVIATIONS, DISCREPANCIES AD/OR CONFLICTS TO ARCHITECT.
- CARE SHALL BE EXERCISED IN THE REMOVAL OF WORK TO PREVENT THE RELEASE OF TOXIC SUBSTANCES. SHOULD TOXIC SUBSTANCES, SUCH AS ASBESTOS OR LEAD PAINT BE ENCOUNTERED, THE OWNER SHALL BE NOTIFIED. UPON AUTHORIZATION, THE DISPOSAL OF SAME SHALL CONFORM TO ALL GOVERNING CODES AND REGULATIONS. DISPOSAL SHALL BE DONE ONLY BY CONTRACTORS LICENSED FOR THIS WORK.
- DURING DEMOLITION AND CONSTRUCTION OPERATIONS, PROVIDE ALL NECESSARY PROTECTION AND SAFE PASSAGE FOR THE PUBLIC, SUCH AS, BUT NOT LIMITED TO, BARRICADES, TEMPORARY PARTITIONS, DUST BARRIERS, SIGNS, ETC. ERECT AND MAINTAIN THESE BARRIERS TO THE SATISFACTION OF THE OWNER AND ALL APPLICABLE RULES AND REGULATIONS.
- IF ANY EXISTING CONSTRUCTION THAT IS TO BE LEFT IN PLACE OR NOT SPECIFICALLY NOTED FOR REMOVAL IS DAMAGED DURING DEMOLITION OR NEW CONSTRUCTION WORK, IT SHALL BE REPAIRED OR REPLACED TO MATCH EXISTING CONDITIONS AT NO ADDITIONAL COST TO THE OWNER.
- COORDINATE ARCHITECTURAL DEMOLITION WORK WITH THAT OF THE MECHANICAL, PLUMBING, AND ELECTRICAL TRADES AND DRAWINGS. VERIFY ALL EXISTING CONDITIONS IN THE FIELD AND NOTIFY ARCHITECT OF ANY DISCREPANCY PRIOR TO COMMENCING WORK. REFER TO ELECTRICAL, MECHANICAL, AND PLUMBING DEMOLITION DRAWINGS FOR ADDITIONAL ITEMS.
- REMOVE ALL WALLS, DOORS, AND OTHER ITEMS SHOWN DASHED - FIELD VERIFY CONSTRUCTION OF ALL WALLS TO BE REMOVED - PROVIDE SHORING AND BRACING AS REQUIRED.
- ALL ITEMS WITHIN WALL TO BE REMOVED ARE NOT SHOWN - FIELD VERIFY EXISTING CONDITIONS AND TEMPORARILY OR PERMANENTLY REMOVE ITEMS AS NECESSARY FOR NEW CONSTRUCTION.
- REMOVE ALL FLOORING WHERE NOTED INCLUDING ADHESIVES, SETTING MATERIALS, TRANSITION MATERIALS, ETC. AND RUBBER WALL BASE. SAW OUT CONCRETE SLAB FOR NEW WORK AND AS REQUIRED FOR DEMOLITION (HOLDING CUTTING TO A MINIMUM) PROTECT WALLS FROM DAMAGE.
- FIELD VERIFY ALL WALL AND CEILING ASSEMBLIES AND MAINTAIN OR RETROFIT AS NECESSARY TO MAINTAIN NECESSARY FIRE RATING.

DRAWING INDEX

G1.0	COVER
G2.0	CODE ANALYSIS
G3.0	FIRST FLOOR LIFE SAFETY PLAN
G4.0	SECOND FLOOR LIFE SAFETY PLAN
A1.1	FIRST FLOOR - EXISTING
A1.2	SECOND FLOOR - EXISTING
A1.3	FIRST FLOOR - PROPOSED
A1.4	SECOND FLOOR - PROPOSED
A2.0	BUILDING ELEVATIONS
A4.0	ENLARGED PLAN - TYPICAL UNIT
A4.1	ENLARGED PLAN - TYPE A UNIT
A4.2	ENLARGED PLAN - LAUNDRY
A4.3	ENLARGED PLAN - LOBBY
A4.4	ENLARGED PLAN - POOL CHANGING
A4.5	ENLARGED PLAN - GYM AND MUSIC ROOM
A4.6	ENLARGED PLAN - STORAGE EXISTING AND DEMO
A4.7	ENLARGED PLAN - STORAGE PROPOSED
A4.8	ENLARGED PLAN - STORAGE REFLECTED CEILING PLAN
A4.9	INTERIOR ELEVATIONS
P0.1	PLUMBING - SYMBOL LIST AND GENERAL NOTES
P0.2	SCHEDULES - PLUMBING
P1.0	PLUMBING - FIRST FLOOR PLAN
P1.1	PLUMBING - SECOND FLOOR PLAN
P1.2	PLUMBING - ROOF PLAN
P4.0	PLUMBING - ENLARGED PLANS TYPICAL UNIT
P4.1	PLUMBING - ENLARGED PLANS TYPE-A UNIT
M0.1	MECHANICAL - SYMBOL LIST AND GENERAL NOTES
M0.2	SCHEDULES
M1.0	FIRST FLOOR PLAN
M1.1	SECOND FLOOR PLAN
M1.2	ROOF PLAN
M4.0	ENLARGED PLANS TYPICAL UNIT
M4.1	ENLARGED PLANS TYPE-A UNIT
M7.1	MECHANICAL DETAILS
E0.1	ELECTRICAL - SYMBOL LIST AND GENERAL NOTES
E1.0	FIRST FLOOR PLAN - POWER
E1.1	SECOND FLOOR PLAN - POWER
E1.2	ROOF PLAN - POWER
E2.0	FIRST FLOOR REFLECTED CEILING PLAN
E2.1	SECOND FLOOR REFLECTED CEILING PLAN
E4.0	ENLARGED PLANS TYPICAL UNITS - POWER
E4.1	ENLARGED PLANS TYPE-A UNITS - POWER
E4.2	ENLARGED PLANS TYPICAL UNITS - LIGHTING
E4.3	ENLARGED PLANS TYPE-A UNITS - LIGHTING
E5.1	SINGLE LINE ELECTRICAL DIAGRAM
E6.1	SCHEDULES - ELECTRICAL

APPLICABLE CODES

2015 INTERNATIONAL BUILDING CODE
2015 INTERNATIONAL EXISTING BUILDING CODE
2017 INTERNATIONAL ELECTRICAL CODE
2015 INTERNATIONAL FIRE CODE
2015 INTERNATIONAL ENERGY CONSERVATION CODE
2015 INTERNATIONAL MECHANICAL CODE
2015 INTERNATIONAL PLUMBING CODE-

DEFERRED SUBMITTALS

FIRE SPRINKLER DESIGN
STORAGE UNIT DESIGN BY JANUS
CIVIL ENGINEERING FOR PARKING LOT AND LANDSCAPE PLAN



VICINITY MAP



ADDRESS
3009 W HISTORIC HWY 66
GALLUP, NM 87301

PARCEL NO.
PID 2-110-087-085-545

COVER SHEET

SCALE: 1"=1'-0"

G1.0

DRAWN BY: YUO

WORK SCOPE

SITE AND PARKING

RESEAL AND REPAINT PARKING STRIPES.
ADD TRASH ENCLOSURES.
ADD ACCESSIBLE PATH TO PUBLIC WAY.
REPAIR EXTERIOR WALLS AS NEEDED. REPAINT.
REPAIR SIDEWALKS

BUILDING INTERIOR

REMODEL EXISTING UNITS, ADD KITCHENETTE. REPLACE
HAND SINKS, TOILETS, AND TUBS. NEW PAINT. NEW FLOOR
FINISH. REPLACE DOOR HARDWARE. REPAIR OR REPLACE
DOORS.
NEW MINI-SPLIT UNITS FOR POOLSIDE UNITS.
HALLWAY CARPET TO BE REPLACED
INTERIOR TO BE REPAINTED.
KITCHEN AND CONVENTION AREA TO BE REMODELED INTO
STORAGE UNITS.

ZONE DISTRICT = HEAVY COMMERCIAL (HC)

BUILDING AREA	
1ST FLOOR	= 76,294 SF.
2ND FLOOR	= 37,209 SF.
TOTAL	= 113,503 SF.
DWELLING, MULTI-FAMILY USED PERMITTED WITH CONDITIONAL USE PERMIT.	
OPEN SPACE	
LOT	= 205,866 SF. 4.72 AC.
BUILDING	= 76,294 SF.
TOTAL	= 129,572 SF.
REQUIRED 30%	= 38,872 SF.
OPEN SPACE AREA PROVIDED	= 28,387 SF.
MAXIMUM HEIGHT ALLOWED	= 55 FT
HEIGHT PROVIDED	= 24 FT
LANDSCAPING	
LOT	= 205,866 SF. 4.72 AC.
BUILDING	= 76,294 SF.
TOTAL	= 129,572 SF.
REQUIRED 10%	= 12,957 SF.
LANDSCAPING AREA PROVIDED	= 15,828 SF.

PARKING REQUIREMENTS	
1 BR UNITS 126 TOTAL @ 1.5=	189 SPACES
GUEST SPACES 1 @ 5 D.U. =	25 SPACES
TOTAL REQUIRED	= 216 SPACES
TOTAL PROVIDED	= 220 SPACES
8 ACCESSIBLE PARKING SPACES 2 VAN ACCESSIBLE	
BICYCLE SPACES REQUIRED =	7 SPACES
BICYCLE SPACE PROVIDED =	10 SPACES

CODE DATA: PHASE 1

EXISTING BUILDING
CURRENT OCCUPANCY: R-1 (HOTEL)
TYPE OF CONSTRUCTION: TYPE IIIA
ALLOWABLE BLDG. HT. 504.3 TYPE IIIA: 65' (NS NON-SPRINKLED)
ALLOWABLE NO. STORES 504.4 TYPE IIIA: 4 (NS NON-SPRINKLED)
ALLOWABLE AREA 506.2 TYPE IIIA, R-1: 24,000 (NS NON-SPRINKLED)

1ST FLOOR POOL AREA: 15,681 SF
1ST FLOOR STUDIO UNITS AREA: 33,698 SF.
1ST FLOOR GYM/COMMON AREAS: 10,236 SF.
1ST FLOOR TOTAL AREA: 59,615 SF.

2ND FLOOR AREA: 37,209 SF
TOTAL REMODEL AREA 96,824 SF.

PHASE 2 AREA (NO WORK) 16,679 SF.
TOTAL BUILDING AREA 113,503 SF.

PROPOSED BUILDING - IBC CODE
NEW OCCUPANCY: R-2 (APARTMENTS) SPRINKLED
TYPE OF CONSTRUCTION: TYPE IIIA
ALLOWABLE BLDG. HT. 504.3 TYPE IIIA: 85' (SPRINKLED)
ALLOWABLE NO. STORIES 504.4 TYPE IIIA: 5 (SPRINKLED)
ALLOWABLE AREA 506.2 TYPE IIIA, R-2: 72,000 (SPRINKLED)
FRONTAGE INCREASE 506.3
INCREASE FACTOR (EQUATION 5-4) 1.94
AMOUNT OF INCREASE TO (EQUATION 5-5) 140,000 SF.

OCCUPANCY TABLE 1004.1.2:
1ST FLR UNITS AREA 33,698/200= 168 OCC.
POOL AREA 15,681/50 = 314 OCC.
GYM AREA 2,139/50 = 43 OCC.
COMMON AREA 8,097/15 = 540 OCC.
2ND FLR UNITS AREA 37,209/200 = 186 OCC.
TOTAL OCCUPANTS TOTAL OCCUPANTS =1,251 OCC.

1ST FLOOR POOL AREA: 15,681 SF
1ST FLOOR STUDIO UNITS AREA: 33,698 SF.
1ST FLOOR GYM/COMMON AREAS: 10,236 SF.
1ST FLOOR TOTAL AREA: 59,615 SF.
1ST FLOOR STORAGE AREA 16,679 SF.
TOTAL 1ST FLOOR AREA 76,294 SF.

1651 N HARVEST PARKWAY, C217
LIBERTY LAKE, WA 99019 © 2022

PROJECT
HAVEN LIVING

TOWN, STATE

DATE	DATE
PROJECT NO.	NO.

REVISION	DATE
1	
2	
3	
4	
5	
6	

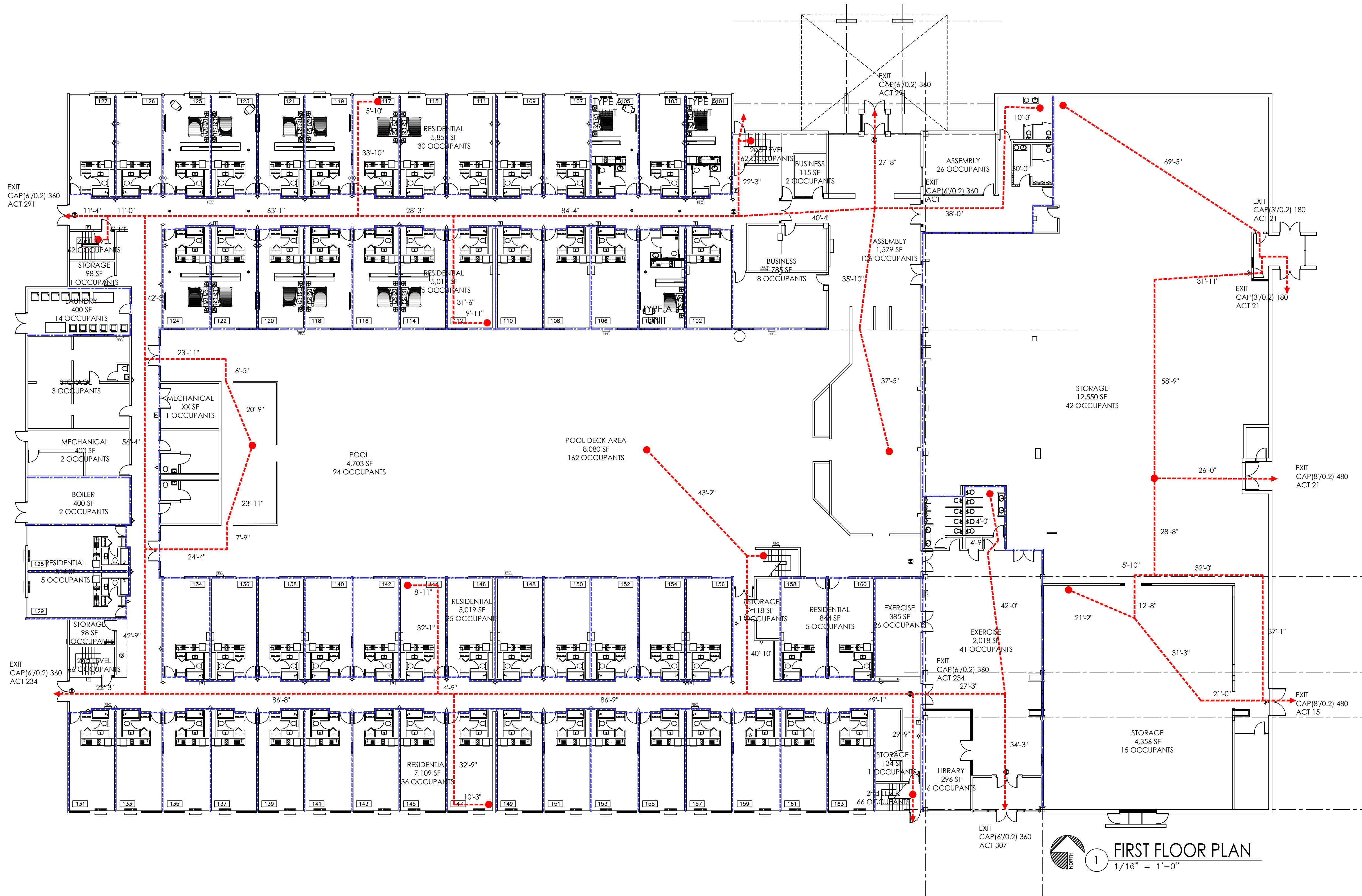
NOTES:
1. ALL DIMENSIONS SHOWN ARE TO F.O. STUD UNLESS OTHERWISE NOTED.
2. HOUSE DATUM: X.X' - 0'-0"

CODE
ANALYSIS

SCALE: X"=1'-0"

G2.0

DRAWN BY: YOU



WALL LEGEND

	DEMOLITION WALL
	EXISTING WALL
	NEW WALL

	1/2 HOUR RATED WALL
	1 HOUR RATED WALL
	2 HOUR RATED WALL

MEANS OF EGRESS
PATH: START, PATH, DIRECTION

PROJECT
HAVEN LIVING

TOWN, STATE	
DATE:	DATE
PROJECT NO.	NO.
REVISION	DATE
1	
2	
3	
4	
5	
6	

NOTES:
1. ALL DIMENSIONS SHOWN ARE TO F.A. STUD UNLESS OTHERWISE NOTED.
2. HOUSE DATUM: XX'-0"-0"

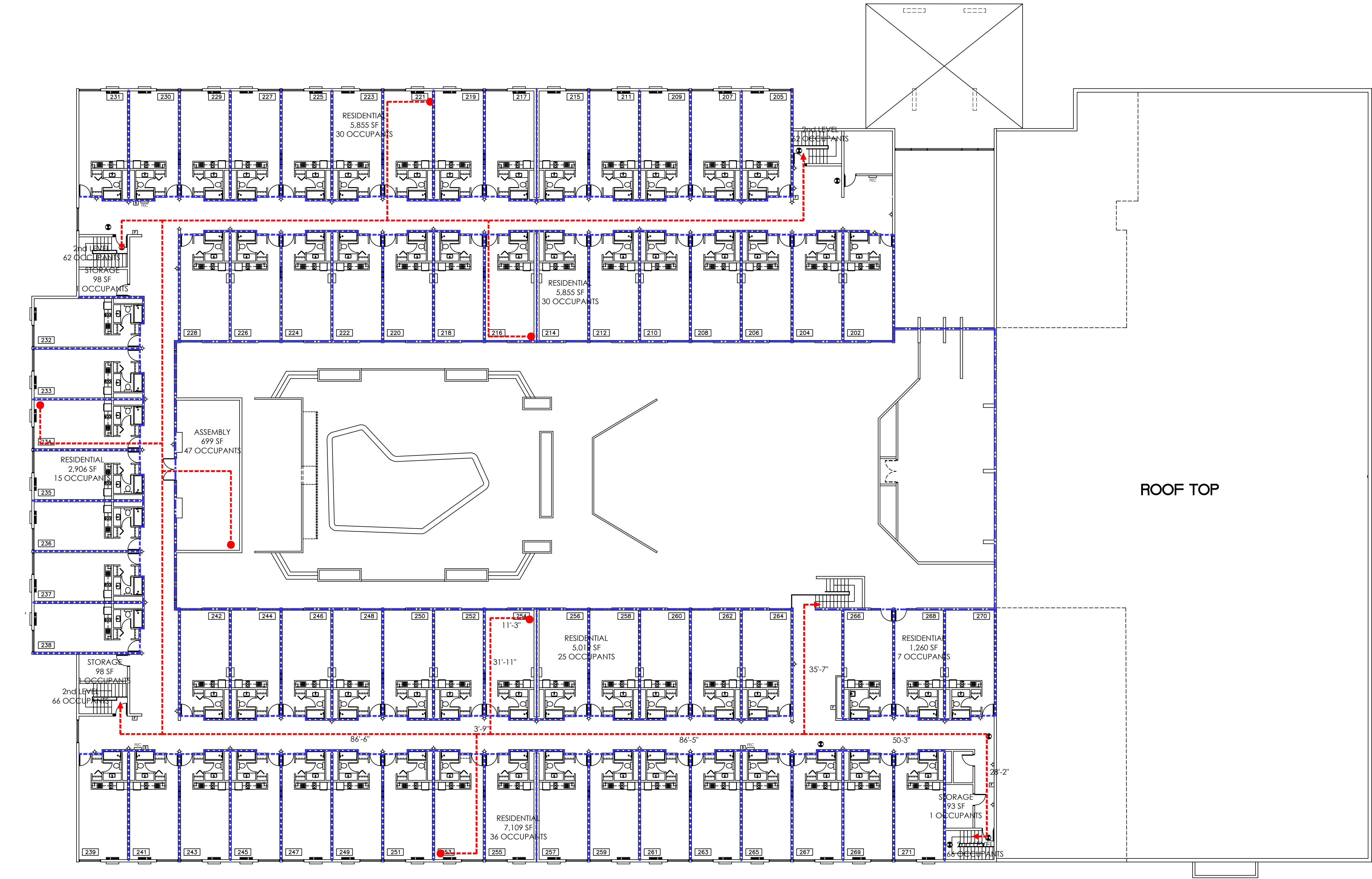
FIRST FLOOR PLAN
1/16" = 1'-0"

FIRST FLOOR
LIFE SAFETY
PLAN

SCALE: 1/16" = 1'-0"

G3.0

DRAWN BY: YOU



2ND FLOOR APARTMENTS 37,209 S.F.
TOTAL SF 113,503 S.F

WALL LEGEND	
	DEMOLITION WALL
	EXISTING WALL
	NEW WALL

- 1/2 HOUR RATED WALL
- 1 HOUR RATED WALL
- 2 HOUR RATED WALL

MEANS OF EGRESS
PATH START, PATH,
DIRECTION

1651 N HARVEST PARKWAY, C217
LIBERTY LAKE, WA 99019

PROJECT
HAVEN LIVING

TOWN, STATE	
DATE:	DATE
PROJECT NO.	NO.
REVISION	
1	DATE
2	
3	
4	
5	
6	

NOTES:
1. ALL DIMENSIONS SHOWN ARE TO
F.A. STUD UNLESS OTHERWISE
NOTED.
2. HOUSE DATUM: X.X' - 0'-0"

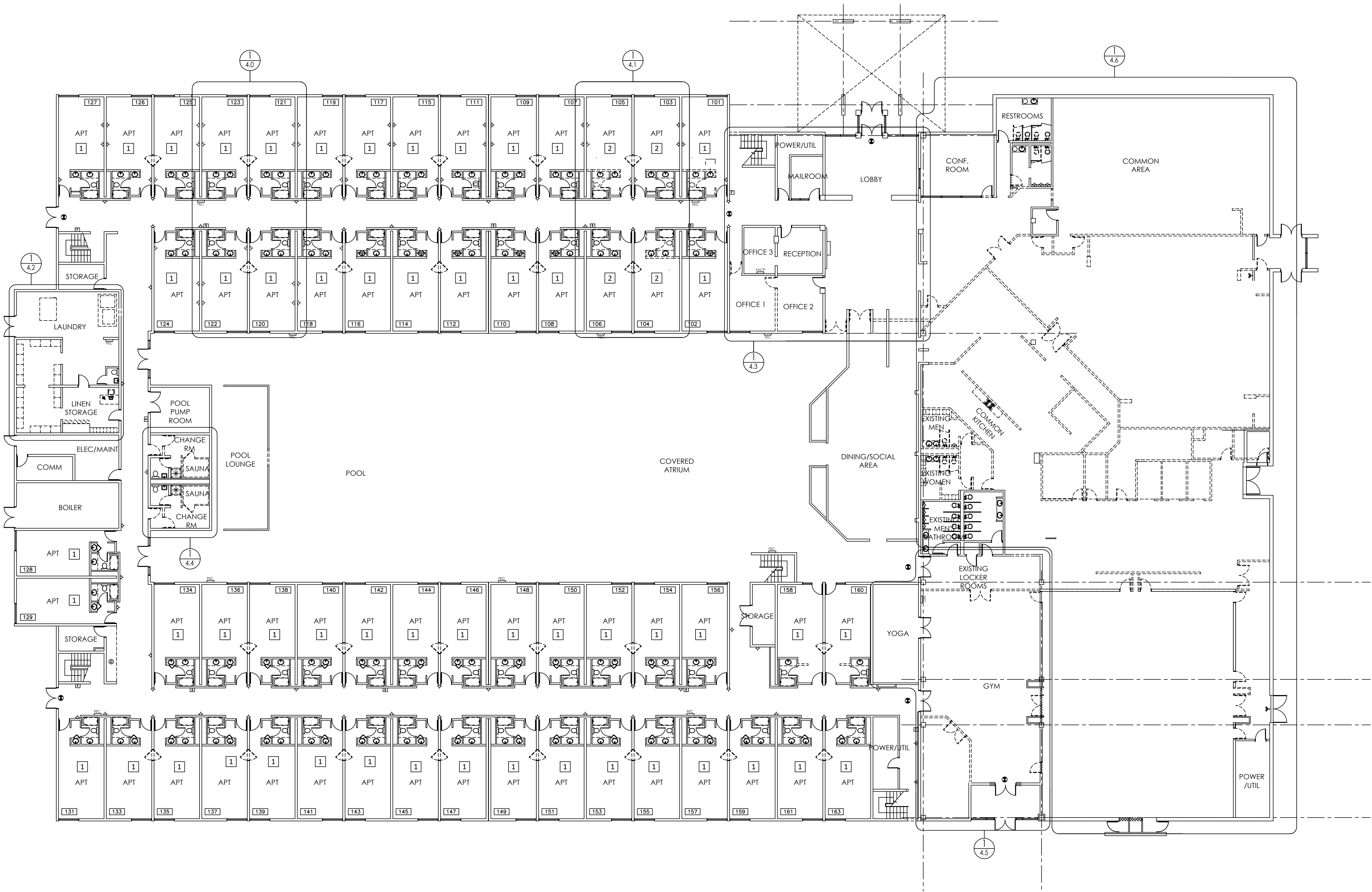
1 SECOND FLOOR PLAN
1/16" = 1'-0"

SECOND FLOOR
LIFE SAFETY
PLAN

SCALE: 1/16" = 1'-0"

G4.0

DRAWN BY: YOU



DEMOLITION NOTES:

1. GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VISIT THE SITE PRIOR TO SUBMITTING PROPOSALS TO BECOME FAMILIAR WITH ALL EXISTING FIELD CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
2. THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES TO SAFEGUARD AGAINST THE INTERRUPTION OF SERVICES TO THE OWNER OR TENANTS.
3. OWNER HAS FIRST RIGHT OF REFUSAL OF ALL SALVAGEABLE ITEMS.
4. REMOVE ALL UNUSED ELECTRICAL WIRING, CONDUITS, WATER PIPING, VENTS, ETC.
5. DEMOLITION WORK SHALL NOT INTERFERE WITH ACCESS TO OCCUPIED SPACES. DEMOLITION CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION MEASURES TO SSAGUARD THE PUBLIC DURING CONSTRUCTION ACTIVITIES.
6. DEMOLITION CONTRACTOR SHALL NOT USE ANY CONSTRUCTION METHODS THAT WILL CAUSE DAMAGE TO WORK TO BE LEFT IN PLACE.
7. WHILE EVERY ATTEMPT HAS BEEN MADE TO SHOW ALL ITEMS TO BE REMOVED, IT IS THE RESPONSIBILITY OF THE VARIOUS CONTRACTORS TO CONDUCT ON-SITE EXAMINATIONS AND FAMILIARIZE THEMSELVES WITH ACTUAL SITE CONDITIONS, ADDITIONAL ITEMS, NOT SHOWN TO BE REMOVED, INTERFERING WITH NEW CONSTRUCTION WORK, SHALL BE REMOVED WITHOUT ADDITIONAL COST TO OWNER. REPORT ANY DEVIATIONS, DISCREPANCIES AND/OR CONFLICTS TO ARCHITECT.
8. CARE SHALL BE EXERCISED IN THE REMOVAL OF WORK TO PREVENT THE RELEASE OF TOXIC SUBSTANCES. SHOULD TOXIC SUBSTANCES, SUCH AS ASBESTOS OR LEAD PAINT BE ENCOUNTERED, THE OWNER SHALL BE NOTIFIED. UPON AUTHORIZATION, THE DISPOSAL OF SAME SHALL CONFORM TO ALL GOVERNING CODES AND REGULATIONS. DISPOSAL SHALL BE DONE ONLY BY CONTRACTORS LICENSED FOR THIS WORK.
9. DURING DEMOLITION AND CONSTRUCTION OPERATIONS, PROVIDE ALL NECESSARY PROTECTION AND SAFE PASSAGE FOR THE PUBLIC, SUCH AS, BUT NOT LIMITED TO, BARRICADES, TEMPORARY PARTITIONS, DUST BARRIERS, SIGNS, ETC. ERECT AND MAINTAIN THESE BARRIERS TO THE SATISFACTION OF THE OWNER AND ALL APPLCALE RULES AND REGULATIONS.
10. IF ANY EXISTING CONSTRUCTION THAT IS TO BE LEFT IN PLACE OR NOT SPECIFICALLY NOTED FOR REMOVAL IS DAMAGED DURING DEMOLITION OR NEW CONSTRUCTION WORK, IT SHALL BE REPAIRED OR REPLACED TO MATCH EXISTING CONDITIONS AT NO ADDITIONAL COST TO THE OWNER.
11. COORDINATE ARCHITECTURAL DEMOLITION WORK WITH THAT OF THE MECHANICAL, ELECTRICAL TRADES AND DRAWINGS, VERIFY ALL EXISTING CONDITIONS IN THE FIELD AND NOTIFY ARCHITECT OF ANY DISCREPANCY PRIOR TO COMMENCING WORK. REFER TO ELECTRICAL, MECHANICAL, AND PLUMBING DEMOLITION DRAWINGS FOR ADDITIONAL ITEMS.
12. REMOVE ALL WALLS, DOORS, AND OTHER ITEMS SHOWN DASHED - FIELD VERIFY CONSTRUCTION OF ALL WALLS TO BE REMOVED - PROVIDE SHORING AND BRACING AS REQUIRED.
13. ALL ITEMS WITHIN WALLS TO BE REMOVED ARE NOT SHOWN - FIELD VERIFY EXISTING CONDITIONS AND TEMPORARILY OR PERMANENTLY REMOVE ITEMS AS NECESSARY FOR NEW CONSTRUCTION.
14. REMOVE ALL FLOORING WHERE NOTED INCLUDING ADHESIVES, SETTING MATERIALS, TRANSITION MATERIALS, ETC AND RUBBER WALL BASE. SAW CUT CONCRETE SLAB FOR NEW WORK AND AS REQUIRED FOR DEMOLITION (HOLDING CUTTING TO A MINIMUM) PROTECT WALLS FROM DAMAGE.
15. FIELD VERIFY ALL WALL AND CEILING ASSEMBLIES AND MAINTAIN OR RETROFIT AS NECESSARY TO MAINTAIN NECESSARY FIRE RATING.

DEMOLITION KEYNOTES:

- 1 FOR DEMOLITION AND PREP WORK SEE ENLARGED PLANS 1/A4.0
- 2 FOR DEMOLITION AND PREP WORK SEE ENLARGED PLANS 1/A4.1

1651 N HARVEY PARKWAY, C217
LIBERTY LAKE, WA 99019

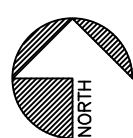
PROJECT
HAVEN LIVING

TOWN, STATE	
DATE:	DATE
PROJECT NO.	NO.
REVISION	DATE
1	
2	
3	
4	
5	
6	

NOTES:
1. ALL DIMENSIONS SHOWN ARE TO F.O. STUD UNLESS OTHERWISE NOTED.
2. HOUSE DATUM: X.X' - 0" 0"

FIRST FLOOR -
EXISTING AND
DEMO PLAN

SCALE: 1/16" = 1'-0"



EXISTING
FIRST FLOOR PLAN
1/16" = 1'-0"

DRAWN BY: YOU

A1.1



DEMOLITION NOTES:

1. GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VISIT THE SITE PRIOR TO SUBMITTING PROPOSALS TO BECOME FAMILIAR WITH ALL EXISTING FIELD CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
2. THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES TO SAFEGUARD AGAINST THE INTERRUPTION OF SERVICES TO THE OWNER OR TENANTS.
3. OWNER HAS FIRST RIGHT OF REFUSAL OF ALL SALVAGEABLE ITEMS.
4. REMOVE ALL UNUSED ELECTRICAL WIRING, CONDUITS, WATER PIPING, VENTS, ETC.
5. DEMOLITION WORK SHALL NOT INTERFERE WITH ACCESS TO OCCUPIED SPACES. DEMOLITION CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION MEASURES TO SAFEGUARD THE PUBLIC DURING CONSTRUCTION ACTIVITIES.
6. DEMOLITION CONTRACTOR SHALL NOT USE ANY CONSTRUCTION METHODS THAT WILL CAUSE DAMAGE TO WORK TO BE LEFT IN PLACE.
7. WHILE EVERY ATTEMPT HAS BEEN MADE TO SHOW ALL ITEMS TO BE REMOVED, IT IS THE RESPONSIBILITY OF THE VARIOUS CONTRACTORS TO CONDUCT ON-SITE EXAMINATIONS AND FAMILIARIZE THEMSELVES WITH ACTUAL SITE CONDITIONS, ADDITIONAL ITEMS, NOT SHOWN TO BE REMOVED, INTERFERING WITH NEW CONSTRUCTION WORK, SHALL BE REMOVED WITHOUT ADDITIONAL COST TO OWNER. REPORT ANY DEVIATIONS, DISCREPANCIES AND/OR CONFLICTS TO ARCHITECT.
8. CARE SHALL BE EXERCISED IN THE REMOVAL OF WORK TO PREVENT THE RELEASE OF TOXIC SUBSTANCES. SHOULD TOXIC SUBSTANCES, SUCH AS ASBESTOS OR LEAD PAINT BE ENCOUNTERED, THE OWNER SHALL BE NOTIFIED. UPON AUTHORIZATION, THE DISPOSAL OF SAME SHALL CONFORM TO ALL GOVERNING CODES AND REGULATIONS. DISPOSAL SHALL BE DONE ONLY BY CONTRACTORS LICENSED FOR THIS WORK.
9. DURING DEMOLITION AND CONSTRUCTION OPERATIONS, PROVIDE ALL NECESSARY PROTECTION AND SAFE PASSAGE FOR THE PUBLIC, SUCH AS, BUT NOT LIMITED TO, BARRICADES, TEMPORARY PARTITIONS, DUST BARRIERS, SIGNS, ETC. ERECT AND MAINTAIN THESE BARRIERS TO THE SATISFACTION OF THE OWNER AND ALL APPLICABLE RULES AND REGULATIONS.
10. IF ANY EXISTING CONSTRUCTION THAT IS TO BE LEFT IN PLACE OR NOT SPECIFICALLY NOTED FOR REMOVAL IS DAMAGED DURING DEMOLITION OR NEW CONSTRUCTION WORK, IT SHALL BE REPAIRED OR REPLACED TO MATCH EXISTING CONDITIONS AT NO ADDITIONAL COST TO THE OWNER.
11. COORDINATE ARCHITECTURAL DEMOLITION WORK WITH THAT OF THE MECHANICAL, ELECTRICAL TRADES AND DRAWINGS, VERIFY ALL EXISTING CONDITIONS IN THE FIELD AND NOTIFY ARCHITECT OF ANY DISCREPANCY PRIOR TO COMMENCING WORK. REFER TO ELECTRICAL, MECHANICAL, AND PLUMBING DEMOLITION DRAWINGS FOR ADDITIONAL ITEMS.
12. REMOVE ALL WALLS, DOORS, AND OTHER ITEMS SHOWN DASHED - FIELD VERIFY CONSTRUCTION OF ALL WALLS TO BE REMOVED - PROVIDE SHORING AND BRACING AS REQUIRED.
13. ALL ITEMS WITHIN WALLS TO BE REMOVED ARE NOT SHOWN - FIELD VERIFY EXISTING CONDITIONS AND TEMPORARILY OR PERMANENTLY REMOVE ITEMS AS NECESSARY FOR NEW CONSTRUCTION.
14. REMOVE ALL FLOORING WHERE NOTED INCLUDING ADHESIVES, SETTING MATERIALS, TRANSITION MATERIALS, ETC. AND RUBBER WALL BASE. SAW CUT CONCRETE SLAB FOR NEW WORK AND AS REQUIRED FOR DEMOLITION (HOLDING CUTTING TO A MINIMUM) PROTECT WALLS FROM DAMAGE.
15. FIELD VERIFY ALL WALL AND CEILING ASSEMBLIES AND MAINTAIN OR RETROFIT AS NECESSARY TO MAINTAIN NECESSARY FIRE RATING.

DEMOLITION KEYNOTES:

- 1 FOR DEMOLITION AND PREP WORK SEE ENLARGED PLANS 1/A4.0
2 FOR DEMOLITION AND PREP WORK SEE ENLARGED PLANS 1/A4.1

1651 N HARVEST PARKWAY, C217
LIBERTY LAKE, WA 99019

© 2022

PROJECT
HAVEN LIVING

TOWN, STATE

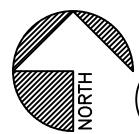
DATE:	DATE
PROJECT NO.	NO.
REVISION	DATE
1	
2	
3	
4	
5	
6	

NOTES:
1. ALL DIMENSIONS SHOWN ARE TO F.O. STUD UNLESS OTHERWISE NOTED.
2. HOUSE DATUM: X.X' - 0'-0"

SECOND FLOOR
EXISTING AND
DEMO PLAN

SCALE: 1/16" = 1'-0"

DRAWN BY: YOU



EXISTING
SECOND FLOOR PLAN
1/16" = 1'-0"

A1.2



GENERAL NOTES

1. GENERAL CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO STARTING DEMOLITION AND CONSTRUCTION. ANY DISCREPANCIES BETWEEN DESIGN AND EXISTING CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO PROCEEDING WITH WORK.
2. GENERAL CONTRACTOR TO COORDINATE DEMOLITION WORK WITH PLUMBING AND ELECTRICAL CONTRACTORS.
3. PLUMBING CONTRACTOR TO CAP OFF ANY PLUMBING TO BE ABANDONED AND TIE IN NEW KITCHEN SINK TO EXISTING PLUMBING AT LAVATORIES.
4. GENERAL CONTRACTOR TO SAVE ALL EQUIPMENT FOR REUSE PER NEW FLOOR PLAN.
5. HALLWAY CARPET TO BE REPLACE, WALLS AND CEILINGS CLEANED, PAINTED OR REPAIRED AS NEEDED.
6. NO WORK TO BE DONE IN HALLWAYS OR GENERAL PUBLIC AREAS.

KEYED NOTES

1. PTAC UNIT – SEE 1ST & 2ND FLOOR PLAN FOR UNIT LOCATIONS
2. MINI SPLIT – SEE 1ST & 2ND FLOOR PLAN FOR UNIT LOCATIONS
3. SEE SHEET A-4.0 FOR ENLARGED UNITS DETAILS.
4. SEE SHEET A-4.1 FOR ACCESSIBLE ENLARGED UNITS DETAILS.
5. FRAME-IN OPENINGS TO MATCH EXISTING WALLS.
6. REPLACE EXISTING DOORS WITH NEW 30 MIN DOOR.
7. FLOORING BY OWNER.

WALL LEGEND

	DEMOLITION WALL
	EXISTING WALL
	NEW WALL

1651 N HARVEST PARKWAY, C217
LIBERTY LAKE, WA 99019

PROJECT HAVEN LIVING

TOWN, STATE	DATE
DATE:	PROJECT NO.
REVISION	DATE
1	
2	
3	
4	
5	
6	

NOTES:
1. ALL DIMENSIONS SHOWN ARE TO F.A. STUD UNLESS OTHERWISE NOTED.
2. HOUSE DATUM: X'X" - 0'-0"

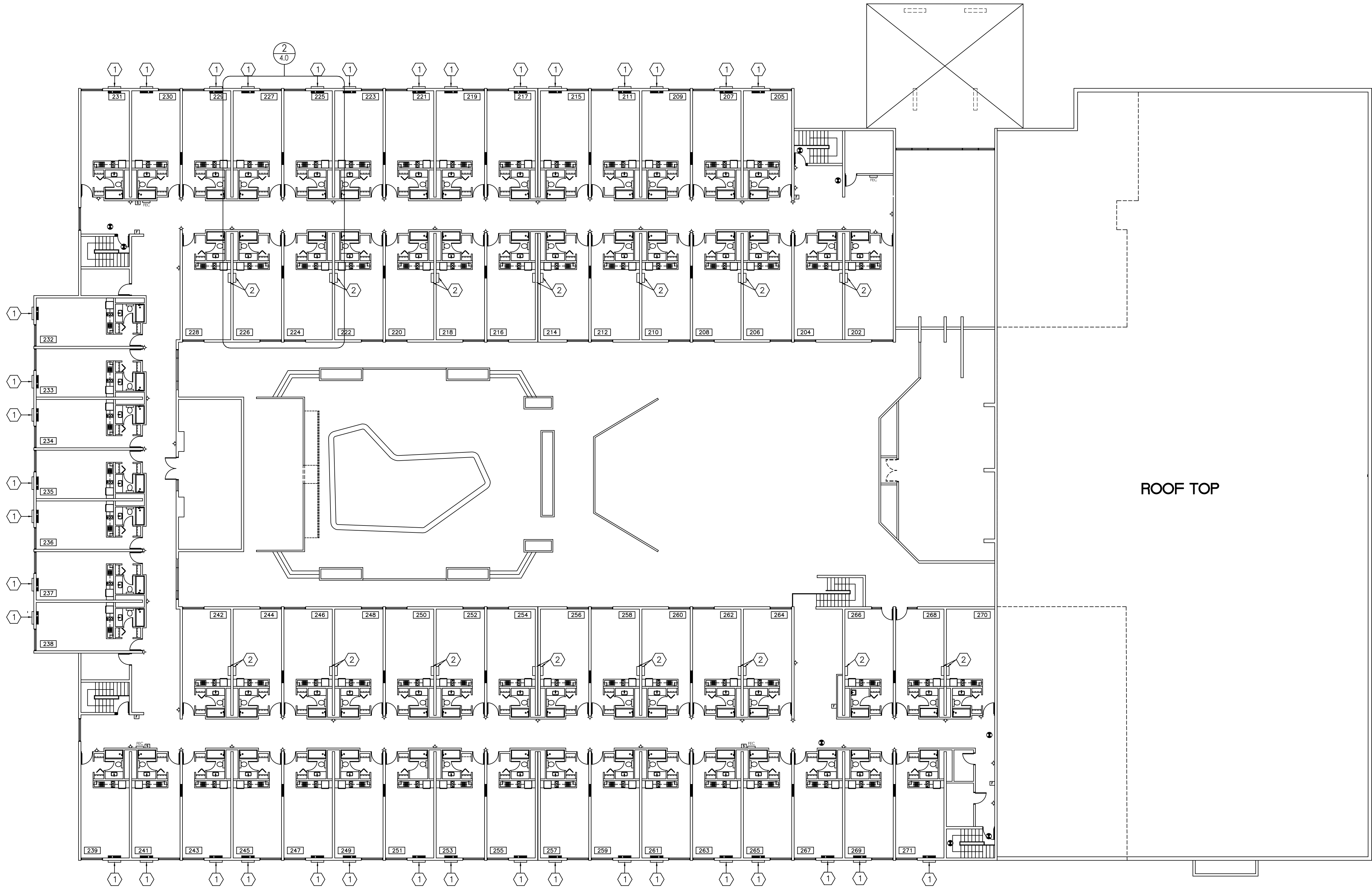
1 FIRST FLOOR PLAN 1/16" = 1'-0"

FIRST FLOOR PROPOSED PLAN

SCALE: 1/16" = 1'-0"

A1.3

DRAWN BY: YOU



GENERAL NOTES

1. GENERAL CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO STARTING DEMOLITION AND CONSTRUCTION. ANY DISCREPANCIES BETWEEN DESIGN AND EXISTING CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO PROCEEDING WITH WORK.
2. GENERAL CONTRACTOR TO COORDINATE DEMOLITION WORK WITH PLUMBING AND ELECTRICAL CONTRACTORS.
3. PLUMBING CONTRACTOR TO CAP OFF ANY PLUMBING TO BE ABANDONED AND TIE IN NEW KITCHEN SINK TO EXISTING PLUMBING AT LAVATORIES.
4. GENERAL CONTRACTOR TO SAVE ALL EQUIPMENT FOR REUSE PER NEW FLOOR PLAN.
5. HALLWAY CARPET TO BE REPLACE, WALLS AND CEILINGS CLEANED, PAINTED OR REPAIRED AS NEEDED.
6. NO WORK TO BE DONE IN HALLWAYS OR GENERAL PUBLIC AREAS.

KEYED NOTES

1. PTAC UNIT - (REF DETAIL B/A-1.0) SEE 1ST & 2ND FLOOR PLAN FOR UNIT LOCATIONS
2. MINI SPLIT - SEE 1ST & 2ND FLOOR PLAN FOR UNIT LOCATIONS

1651 N HARVEST PARKWAY, C217
LIBERTY LAKE, WA 99019

© 2022


PROJECT HAVEN LIVING

TOWN, STATE

DATE: PROJECT NO. DATE NO.

REVISION	DATE
1	
2	
3	
4	
5	
6	

NOTES:
1. ALL DIMENSIONS SHOWN ARE TO F.A. STUD UNLESS OTHERWISE NOTED.
2. HOUSE DATUM: X-X' - 0'-0"

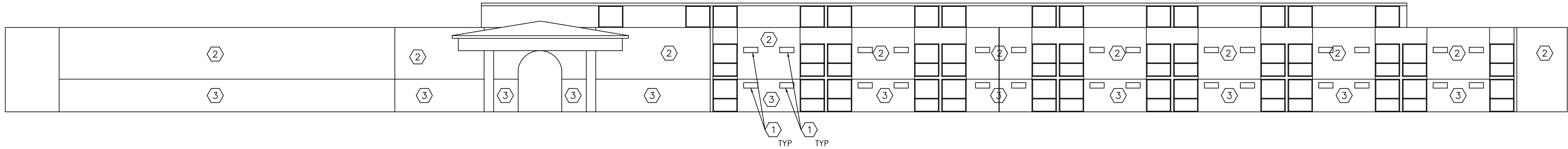
 1 SECOND FLOOR PLAN
1/16" = 1'-0"

SECOND FLOOR - PROPOSED PLAN

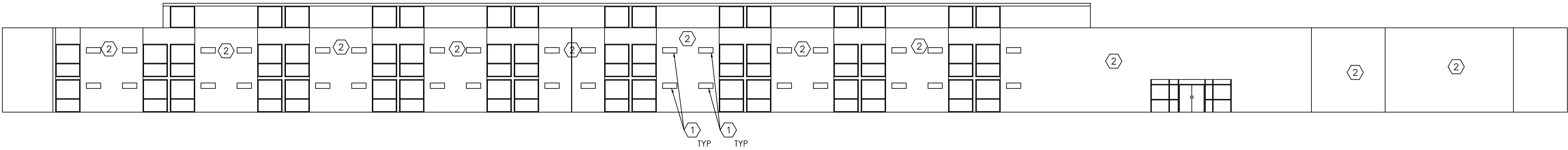
SCALE: X'-1'-0"

A1.4

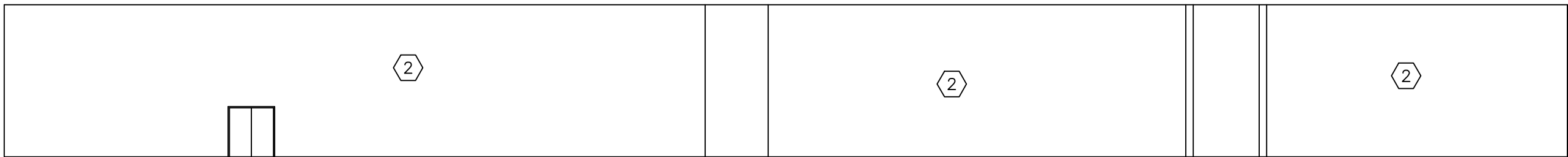
DRAWN BY: YOU



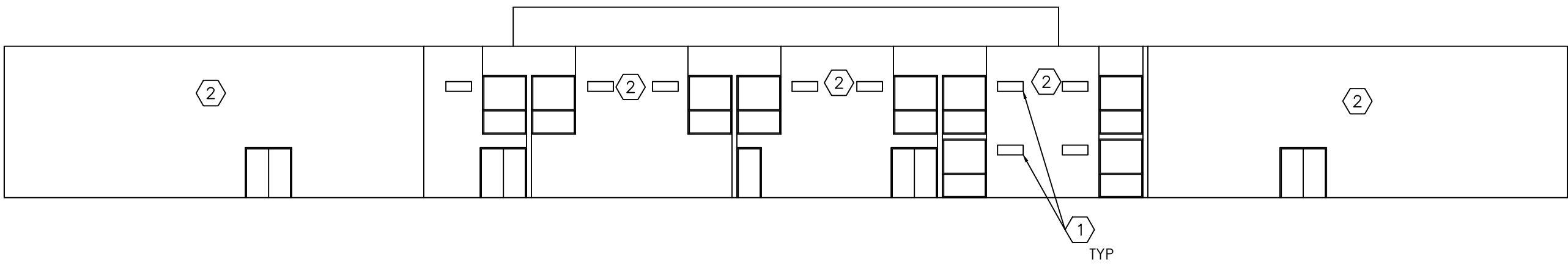
1 NORTH BUILDING ELEVATION
1/16" = 1'-0"



1 SOUTH BUILDING ELEVATION
1/16" = 1'-0"



1 EAST BUILDING ELEVATION
1/16" = 1'-0"



1 WEST BUILDING ELEVATION
1/16" = 1'-0"

KEYED NOTES

1. PTAC UNIT – (REF DETAIL B/A–1.0) SEE 1ST & 2ND FLOOR PLAN FOR UNIT LOCATIONS
2. PAINT PER OWNER
3. CLADDING PER OWNER

PROJECT HAVEN LIVING

TOWN, STATE

DATE: PROJECT NO. DATE NO.

REVISION	DATE
1	
2	
3	
4	
5	
6	

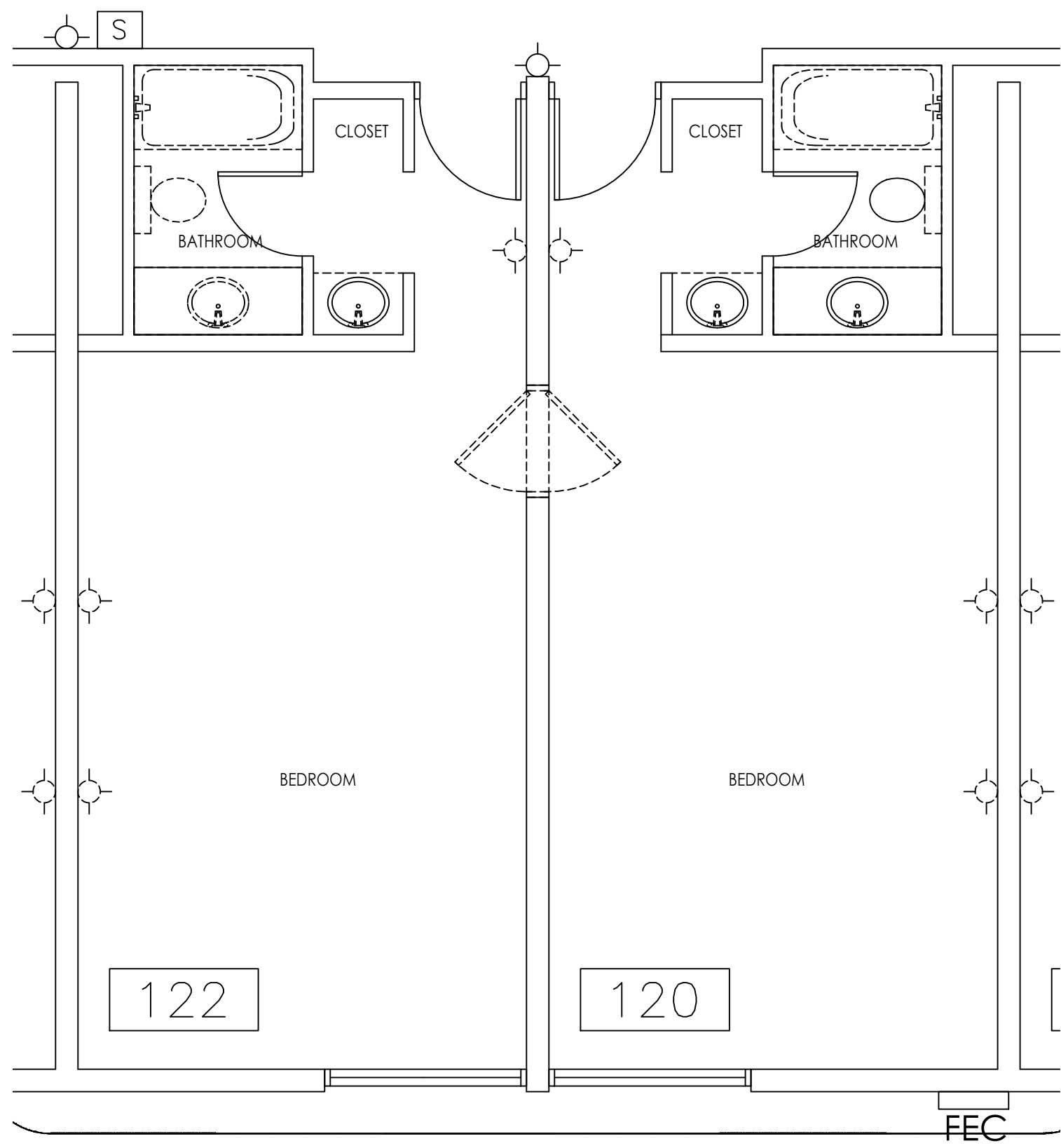
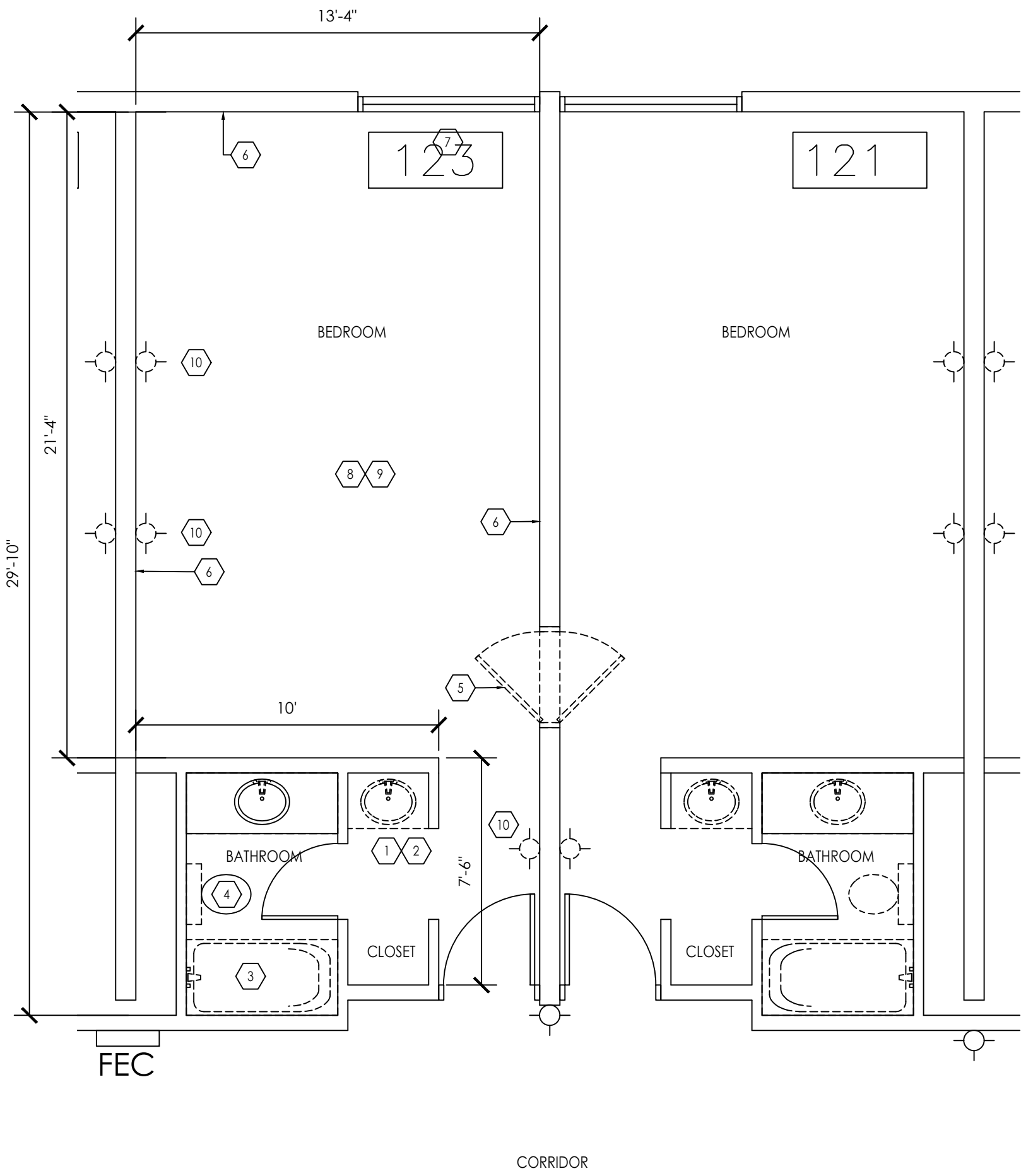
NOTES:
1. ALL DIMENSIONS SHOWN ARE TO F.O. STUD UNLESS OTHERWISE NOTED.
2. HOUSE DATUM: X-X' - 0'-0"

BUILDING ELEVATIONS

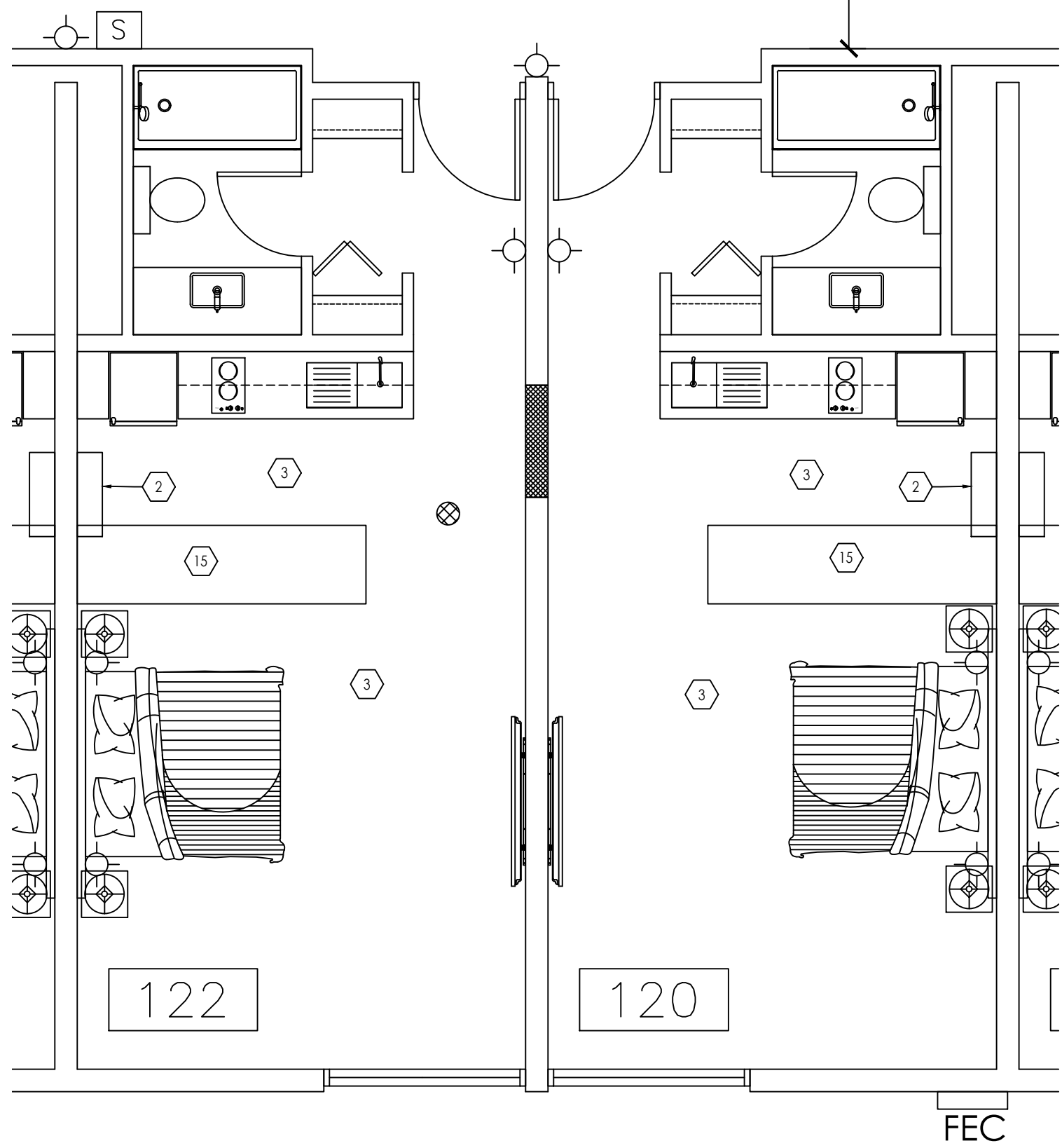
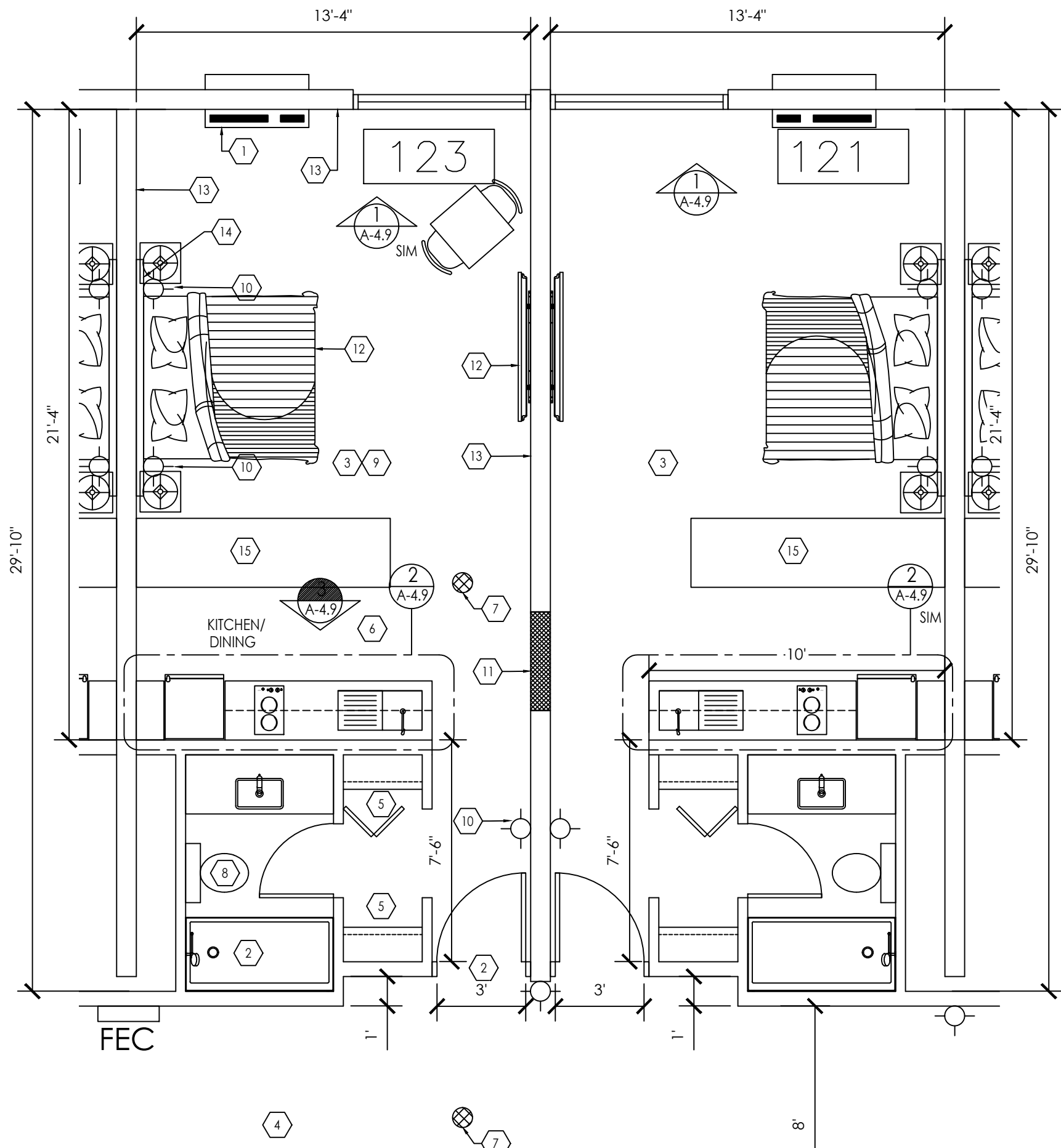
SCALE: X"=1'-0"

A2.0

DRAWN BY: YOU



1 DEMO PLAN TYPICAL UNITS
1/4" = 1'-0"



2 FLOOR PLAN TYPICAL UNITS
1/4" = 1'-0"

DEMOLITION KEYNOTES

1. REMOVE LAVATORY, VANITY, AND MIRROR, EXISTING PLUMBING TO REMAIN UNCAPPED FOR NEW KITCHEN SINK.
2. REMOVE HVAC EQUIPMENT FROM SOFFIT ABOVE VANITY. KEEP SOFFIT AND LIGHTS.
3. REMOVE TUB, TRIM, AND SHOWER COMPONENTS. LEAVE PLUMBING FOR NEW SHOWER.
4. REPAIR OR REPLACE EXISTING WATER CLOSET.
5. REMOVE COMMUNICATING DOOR.
6. REPAIR, PATCH, PREP WALLS TO BE PAINTED. REMOVE WALL BASE.
7. CLEAN AND REPAIR WINDOWS.
8. REMOVE FLOORING, PREP FOR INSTALLATION OF ENGINEERED HARDWOOD.
9. REPAIR AND PREP CEILING TO BE PAINTED.
10. REMOVE EXISTING WALL SCONCE AND PREP FOR NEW FIXTURE.

REMODEL KEYNOTES

1. NEW PTAC UNIT - (REF DETAIL 1/A-3.0) SEE 1ST & 2ND FLOOR PLAN FOR UNIT LOCATIONS. CUT OPENING AND INSTALL PER MANUFACTURER'S INSTRUCTIONS.
2. MINI SPLIT - SEE 1ST & 2ND FLOOR PLAN FOR UNIT LOCATIONS.
3. NEW LUXURY VINYL PLANK FLOORING AND WALL BASE PER OWNER.
4. EXISTING CARPET, CLEANED OR REPLACED AS NEEDED.
5. FINISH WALLS, ADD CLOSET ROD AND SHELF, AND INSTALL BI-FOLD DOOR AS SHOWN IN PLANS.
6. SEE KITCHEN DETAIL SHEET A
7. SMOKE/CARBON MONOXIDE DETECTOR.
8. REPLACE EXISTING WATER CLOSET WITH NEW REAR DISCHARGE WATER CLOSET.
9. PAINT CEILING PER OWNER.
10. NEW WALL SCONCE PER OWNER.
11. WALL INFILL WITH STEEL STUDS AND 5/8" TYPE-X GYP. INSTALL FLUSH, FINISH TO MATCH WALL.
12. TV AND FURNISHINGS BY TENANT. SHOWN AS EXAMPLE ONLY.
13. PREP WALL FOR PAINT. PAINT BY OWNER.
14. DECORATIVE ELECTRICAL CHASE. MOUNT SCONCE ON.
15. ROOM PARTITION FURNITURE - THREE OPTIONS. LOW CABINET OPTION SHOWN.

GENERAL NOTES

1. GENERAL CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO STARTING DEMOLITION AND CONSTRUCTION. ANY DISCREPANCIES BETWEEN DESIGN AND EXISTING CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO PROCEEDING WITH WORK.
2. GENERAL CONTRACTOR TO COORDINATE DEMOLITION WORK WITH PLUMBING AND ELECTRICAL CONTRACTORS.
3. PLUMBING CONTRACTOR TO CAP OFF ANY PLUMBING TO BE ABANDONED AND TIE IN NEW KITCHEN SINK TO EXISTING PLUMBING AT LAVATORIES.
4. GENERAL CONTRACTOR TO SAVE ALL EQUIPMENT FOR REUSE PER NEW FLOOR PLAN.
5. HALLWAY CARPET TO BE REPLACED, WALLS AND CEILINGS CLEANED, PAINTED OR REPAIRED AS NEEDED.

PROJECT HAVEN LIVING

TOWN, STATE	DATE
DATE	NO.
PROJECT NO.	NO.
REVISION	DATE
1	
2	
3	
4	
5	
6	

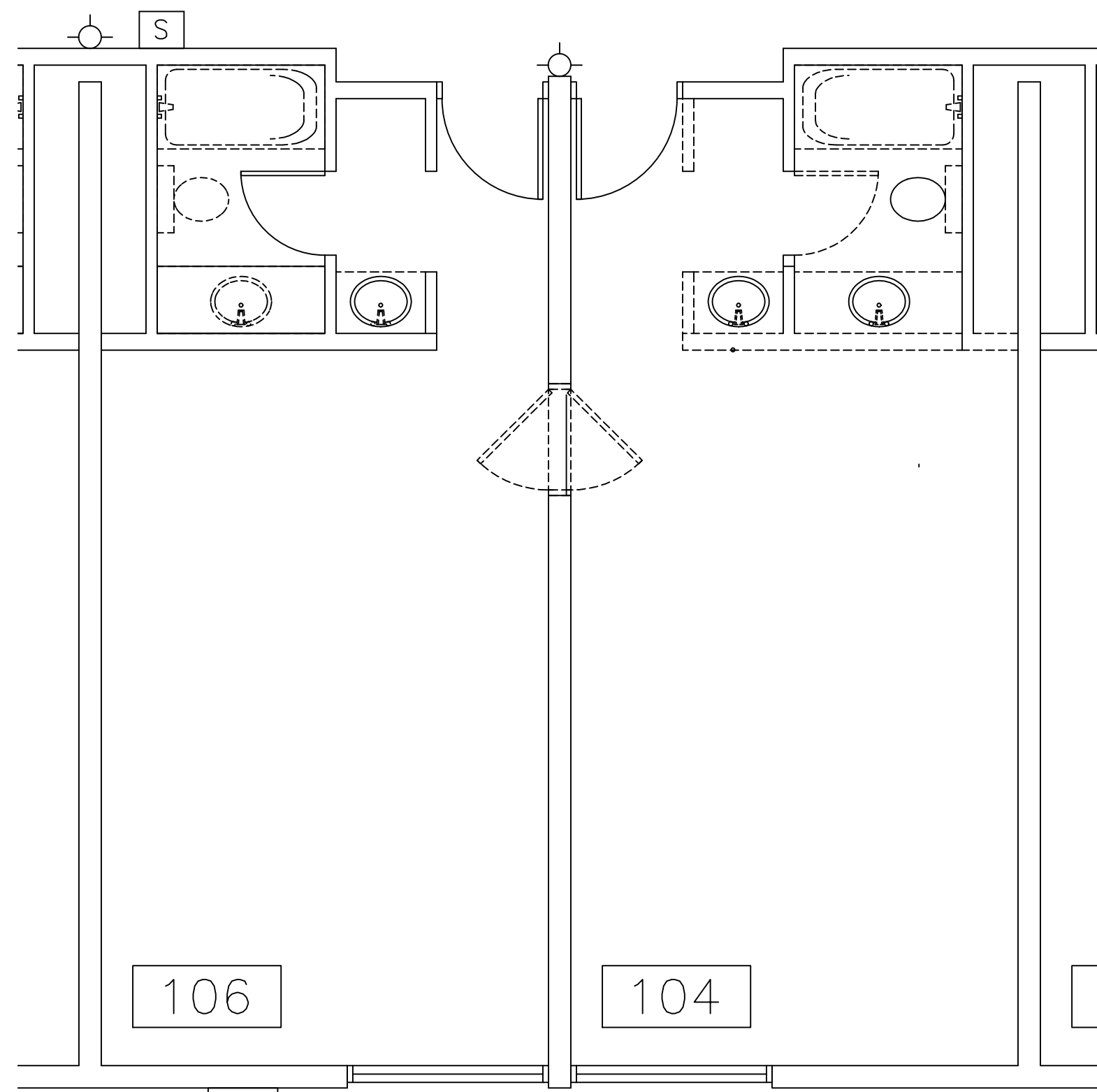
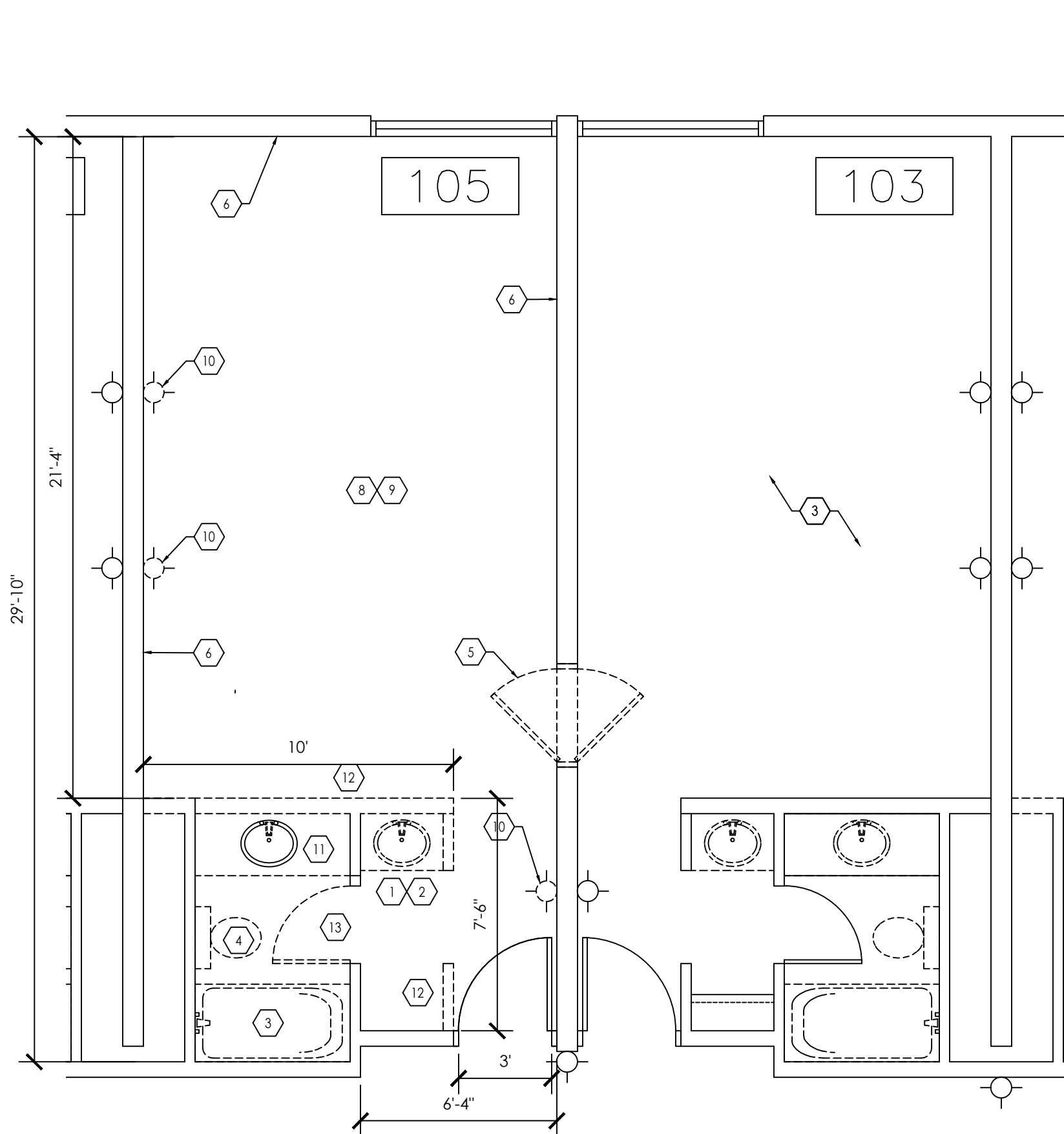
NOTES:
1.

ENLARGED PLANS TYPICAL RESIDENTIAL UNIT

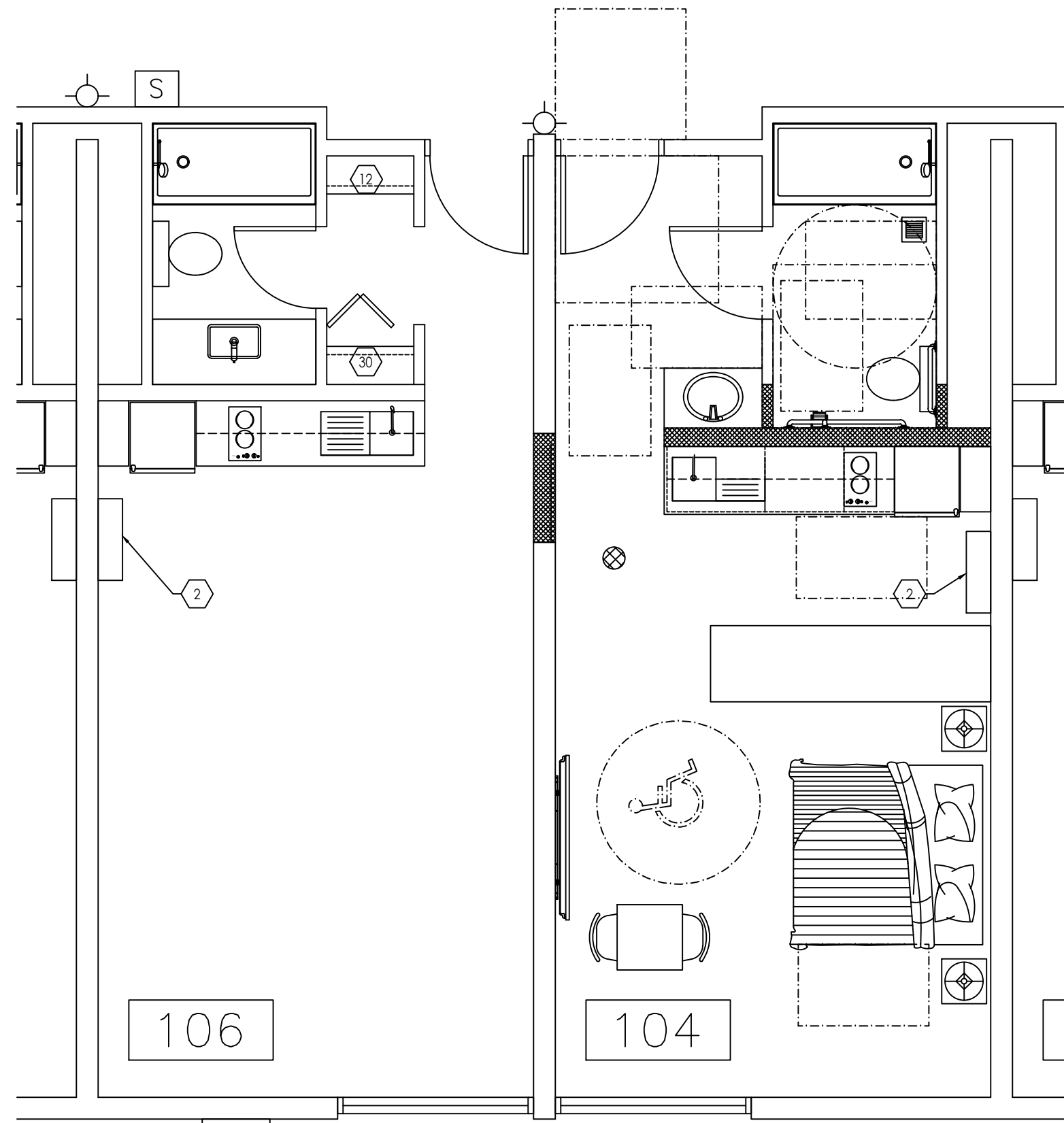
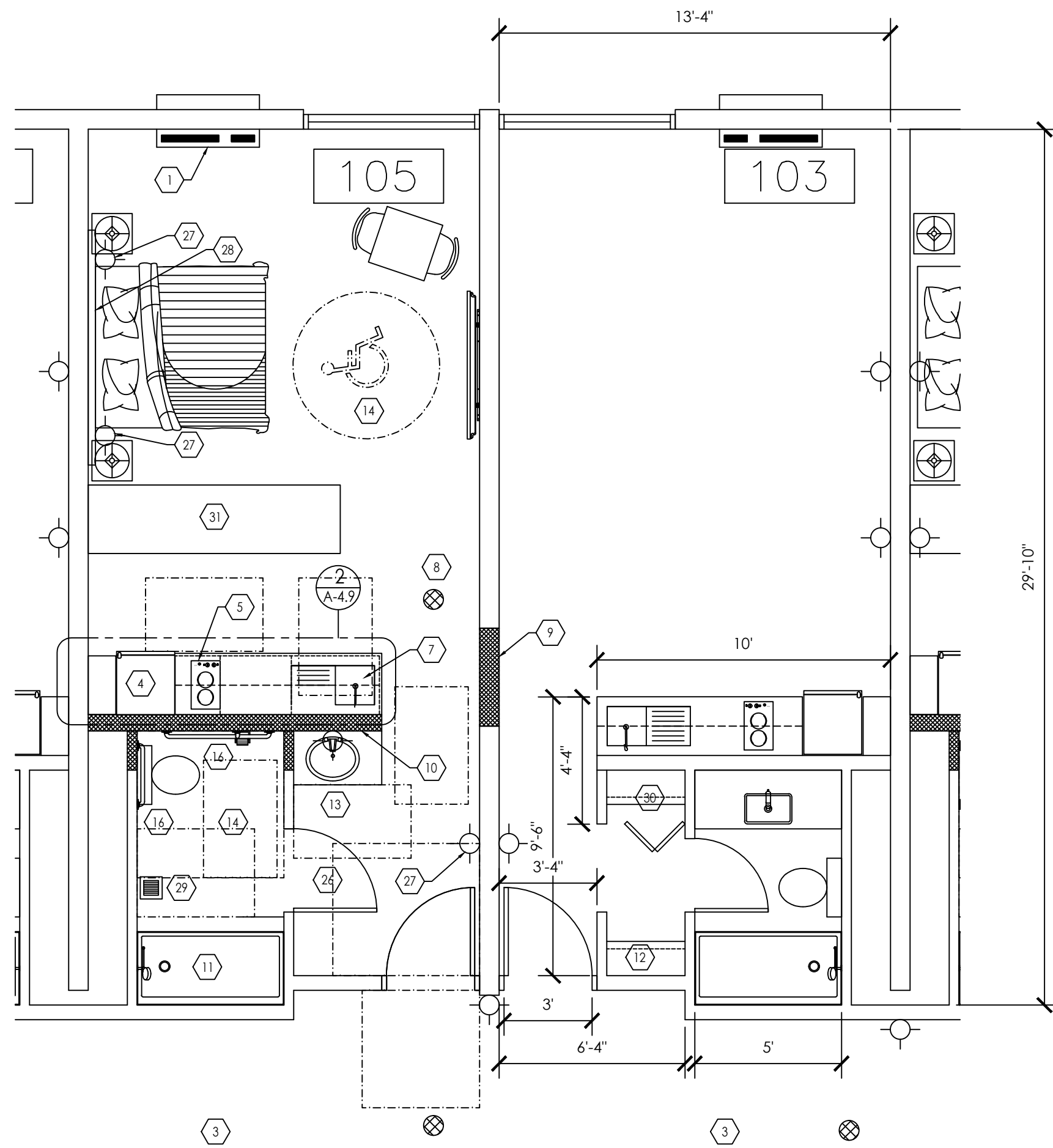
SCALE: 1/4" = 1'-0"

A4.0

DRAWN BY: YOU



1 DEMO PLAN TYPE A UNITS
1/4" = 1'-0"



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

GENERAL NOTES

- INTERIOR AND EXTERIOR WALLS TO BE PATCH, REPAIR, AND PREP TO RECEIVE FRESH PAINT.
- PREP TO RECEIVE NEW FIXTURES, APPLIANCES, AND CASEWORK.
- FURNITURE AND WALL MOUNTED FLAT SCREEN TV, INSTALLED BY TENANT.
- ACCESSIBLE UNITS, LOCATION REF SHEET A-1.0 UNITS 102,103,106
- TYPE A UNITS SHALL COMPLY WITH SECTION 1001 GENERAL AND 1003 TYPE A UNITS.
- PRIMARY ENTRANCE SHALL COMPLY WITH SECTION 404.
- ACCESSIBLE ROUTE IN TYPE A UNITS SHALL COMPLY WITH SECTION 1003.3.
- ALL ROOMS SERVED BY AN ACCESSIBLE ROUTE SHALL PROVIDE A TURNING SPACE COMPLYING WITH SECTION 304.
- THE PRIMARY ENTRANCE DOOR TO THE UNIT AND ALL OTHER DOORWAYS INTENDED FOR USER PASSAGE SHALL COMPLY WITH SECTION 1003.5. AND EXCEPTIONS 1 THRU 6.
- TOILET/BATHING ROOM WITH GRAB BARS, ACCESSIBLE LAVATORY, ACCESSIBLE TUB OR ACCESSIBLE SHOWER SHALL COMPLY WITH SECTION 1003.11 THRU 1003.11.2.5.2.
- ACCESSIBLE LAVATORY SHALL COMPLY WITH SECTION 1003.11.2.2, WHITE CULTURE MARBLE COUNTERTOP WITH INTEGRAL LAVATORY, BY, G.C., INSTALLED BY G.C., REF: PLUMBING PLANS.
- 30" X 48" CLEAR FLOOR SPACE SHALL COMPLY WITH SECTION 305.3.
- ACCESSIBLE WATER CLOSET SHALL COMPLY WITH SECTION 1003.11.2.4, REF: PLUMBING PLANS.
- GRAB BARS AT ACCESSIBLE WATER CLOSET SHALL COMPLY WITH SECTION 604.5.
- MIRRORS ABOVE ACCESSIBLE LAVATORY SHALL COMPLY WITH SECTION 1003.11.2.3.
- KITCHENS AND KITCHENETTES SHALL COMPLY WITH SECTION 1003.12 THRU 1003.12.5.4.
- WORK SURFACE WITH KNEE SPACE SHALL COMPLY WITH SECTION 1003.12.3 AND 1003.12.3.1. WORK SURFACE WITH A 30" X 48" CLEAR FLOOR SPACE.
- BEDS SHALL COMPLY WITH SECTION 1002.15.

DEMOLITION KEYNOTES

- REMOVE LAVATORY, VANITY, AND MIRROR, EXISTING PLUMBING TO REMAIN UNCAPPED FOR NEW KITCHEN SINK.
- REMOVE HVAC EQUIPMENT FROM SOFFIT ABOVE VANITY. KEEP SOFFIT AND LIGHTS.
- REMOVE TUB, TRIM, AND SHOWER COMPONENTS. LEAVE PLUMBING FOR NEW SHOWER.
- REPAIR OR REPLACE EXISTING WATER CLOSET.
- REMOVE COMMUNICATING DOOR.
- REPAIR, PATCH, PREP WALLS TO BE PAINTED. REMOVE WALL BASE.
- CLEAN AND REPAIR WINDOWS.
- REMOVE FLOORING, PREP FOR INSTALLATION OF ENGINEERED HARDWOOD.
- REPAIR AND PREP CEILING TO BE PAINTED.
- REMOVE EXISTING WALL SCONCE AND PREP FOR NEW FIXTURE.
- REMOVE EXISTING LAVATORY, COUNTER, MIRROR, AND LIGHTS.
- REMOVE PORTION OF EXISTING WALL TO EXPAND BATHROOM FOR ACCESSIBLE ACCESS.
- REMOVE EXISTING DOOR TO MAKE ROOM FOR NEW ACCESSIBLE DOOR.

REMODEL KEY NOTES

- PTAC UNIT - (REF DETAIL 1/A-3.0) SEE 1ST & 2ND FLOOR PLAN FOR UNIT LOCATIONS
- MINI SPLIT - SEE 1ST & 2ND FLOOR PLAN FOR UNIT LOCATIONS
- EXISTING CARPET, CLEANED OR REPLACED AS NEEDED.
- REFRIGERATOR PER AMATO DESIGN-FRIGIDAIRE MODEL FFET1022U
- TWO BURNER COOKTOP PER AMATO DESIGN-SUMMIT MODEL CR220B
- MICROWAVE PER AMATO DESIGN-FRIGIDAIRE MODEL FGMV155CT
- SINGLE BOWL 2-HOLE WORKSTATION KITCHEN SINK.
- SMOKE/CARBON MONOXIDE DETECTOR.
- INSTALL STEEL STUDS AND 8 TYPE-X GYP TO CLOSE OPENING. MATCH EXISTING. PAINT AND TEXTURE TO MATCH EXISTING.NEW 3-5/8", 18 GA. METAL FRAMING WALL AT 16" O.C. TO BOTTOM OF ROOF OR BEAM.
- NEW 5-5/8", 18 GA. METAL FRAMING WALL AT 16" O.C. TO BOTTOM OF ROOF OR BEAM (WITH BLOCKING FOR HAND BARS).
- NEW ACCESSIBLE SHOWER WITH HAND BARS.
- NEW LINEN CLOSET.
- NEW ACCESSIBLE LAVATORY
- ALL ROOMS SERVED BY AN ACCESSIBLE ROUTE SHALL PROVIDE A TURNING SPACE COMPLYING WITH SECTION 304.
- 30" X 48" CLEAR FLOOR SPACE SHALL COMPLY WITH SECTION 305.3.
- GRAB BARS AT ACCESSIBLE WATER CLOSET
- 60" WIDTH X 56" DEPTH CLEARANCE AT ACCESSIBLE W.C. SHALL COMPLY WITH SECTION 1003.11.2.4.2 AND 1003.11.2.4.3 AND CLEARANCE OVERLAP PER SECTION 1003.11.2.4.4 AND EXCEPTION FOR LAVATORY.
- 30" X 60" CLEARANCE AT SHOWER
- FRONT APPROACH TO DOOR (PUSH SIDE)
- FRONT APPROACH TO DOOR (PULL SIDE)
- (1) WORK SURFACE WITH KNEE SPACE SHALL COMPLY WITH SECTION 1003.12.3 AND 1003.12.3.1. WORK SURFACE WITH A 30" X 48" CLEAR FLOOR SPACE, REF DETAIL 2/A-4.0.
- RANGE WITH A 30" X 48" CLEAR FLOOR SPACE.
- REFRIGERATOR WITH A PARALLEL APPROACH 30" X 48" CLEAR FLOOR SPACE. THE CENTER LINE OF THE CLEAR FLOOR SPACE SHALL BE OFFSET 24" MAX. FROM THE CENTERLINE OF THE APPLIANCE.
- SINK WITH A 30"x48" CLEAR FLOOR SPACE.
- A CLEAR FLOOR SPACE OF 30" X 48" SHALL BE PROVIDED ON BOTH SIDE OF THE BED COMPLYING WITH SECTION 1002.15.1.
- NEW ACCESSIBLE DOOR
- NEW WALL SCONCES PER OWNER.
- NEW DECORATIVE ELECTRICAL CHASE.
- REPAIR EXISTING BATHROOM FAN OR PROVIDE NEW FAN.
- NEW BI-BOLD DOOR, SHELF AND ROD.
- NEW ROOM PARTITION FURNITURE. THREE OPTIONS. LOW MOVEABLE CABINET OPTION SHOWN.

PROJECT HAVEN LIVING

TOWN, STATE

DATE:	DATE
PROJECT NO.	NO.
REVISION	DATE
1	
2	
3	
4	
5	
6	

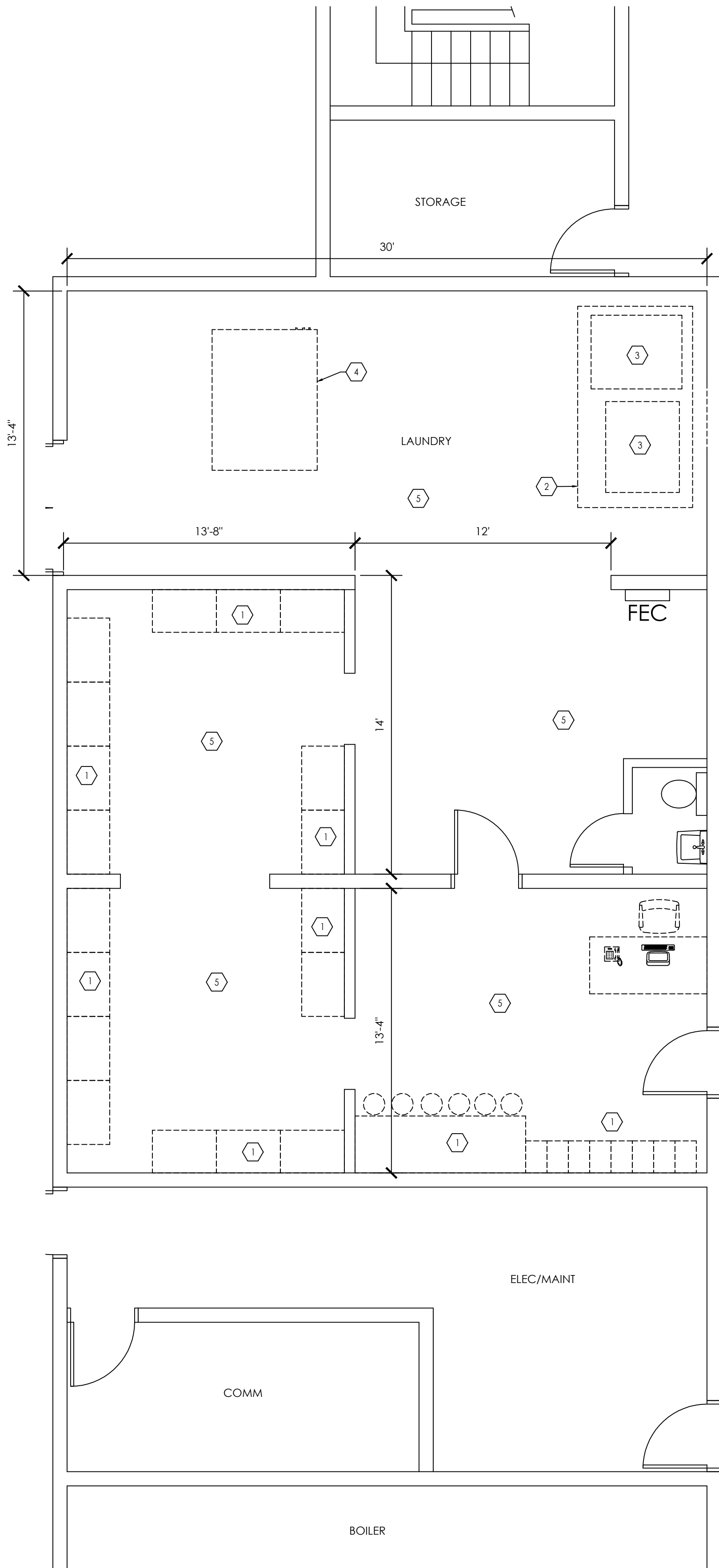
NOTES:
1. ALL DIMENSIONS SHOWN ARE TO F.O. STUD UNLESS OTHERWISE NOTED.
2. HOUSE DATUM: X-X' - 0'-0"

ENLARGED PLAN - TYPE A UNIT

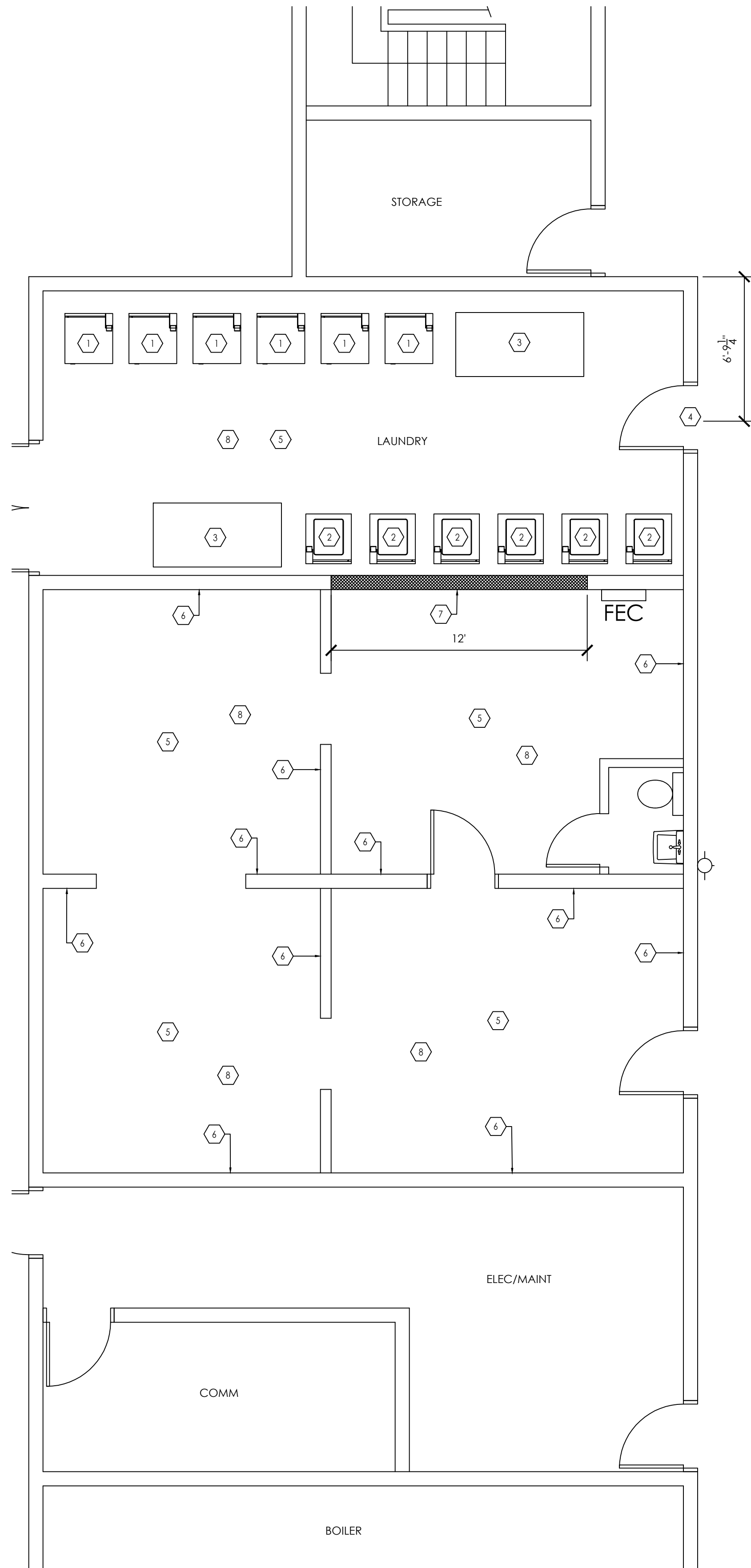
SCALE: X"-1'-0"

DRAWN BY: YOU

A4.1



1 DEMO PLAN LAUNDRY
1/4" = 1'-0"



2 FLOOR PLAN LAUNDRY
1/4" = 1'-0"

GENERAL NOTES

1. GENERAL CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO STARTING DEMOLITION AND CONSTRUCTION. ANY DISCREPANCIES BETWEEN DESIGN AND EXISTING CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO PROCEEDING WITH WORK.
2. GENERAL CONTRACTOR TO COORDINATE DEMOLITION WORK WITH PLUMBING AND ELECTRICAL CONTRACTORS.
3. PLUMBING CONTRACTOR TO CAP OFF ANY PLUMBING TO BE ABANDONED AND TIE IN NEW KITCHEN SINK TO EXISTING PLUMBING AT LAVATORIES.
4. GENERAL CONTRACTOR TO SAVE ALL EQUIPMENT FOR REUSE PER NEW FLOOR PLAN.
5. HALLWAY CARPET TO BE REPLACE, WALLS AND CEILINGS CLEANED, PAINTED OR REPAIRED AS NEEDED.
6. NO WORK TO BE DONE IN HALLWAYS OR GENERAL PUBLIC AREAS.

DEMOLITION KEY NOTES

1. REMOVE EXISTING SHELVING IN LAUNDRY AREA.
2. REMOVE CONCRETE PAD AND LEVEL TO MATCH ADJACENT FLOOR.
3. REMOVE EXISTING COMMERCIAL WASHING MACHINES.
4. REMOVE EXISTING COMMERCIAL DRYER.
5. REMOVE EXISTING FLOORING AND WALL BASE.

REMODEL KEY NOTES

- 1.INSTALL RESIDENTIAL STYLE DRYERS BY VENDOR SELECTED BY OWNER.
- 2.INSTALL RESIDENTIAL STYLE WASHERS BY VENDOR SELECTED BY OWNER.
- 3.INSTALL TABLES FOR LAUNDRY FOLDING.
- 4.NEW DOOR. DOOR CLEARANCE, THRESHOLD, AND HARDWARE TO MEET 2010 ADA REQUIREMENTS.
- 5.INSTALL NEW FLOORING PER OWNER.
- 6.PATCH, REPAIR, PAINT ALL WALLS AND CEILINGS PER OWNER.
- 7.STEEL STUD WALL INFILL. INSTALL FLUSH WITH EXISTING WALL. PAINT AND TEXTURE TO MATCH EXISTING ROOM.
- 8.INSTALL NEW LED LIGHTING.

PROJECT
HAVEN LIVING

TOWN, STATE

DATE:	DATE
PROJECT NO.	NO.
REVISION	DATE
1	
2	
3	
4	
5	
6	

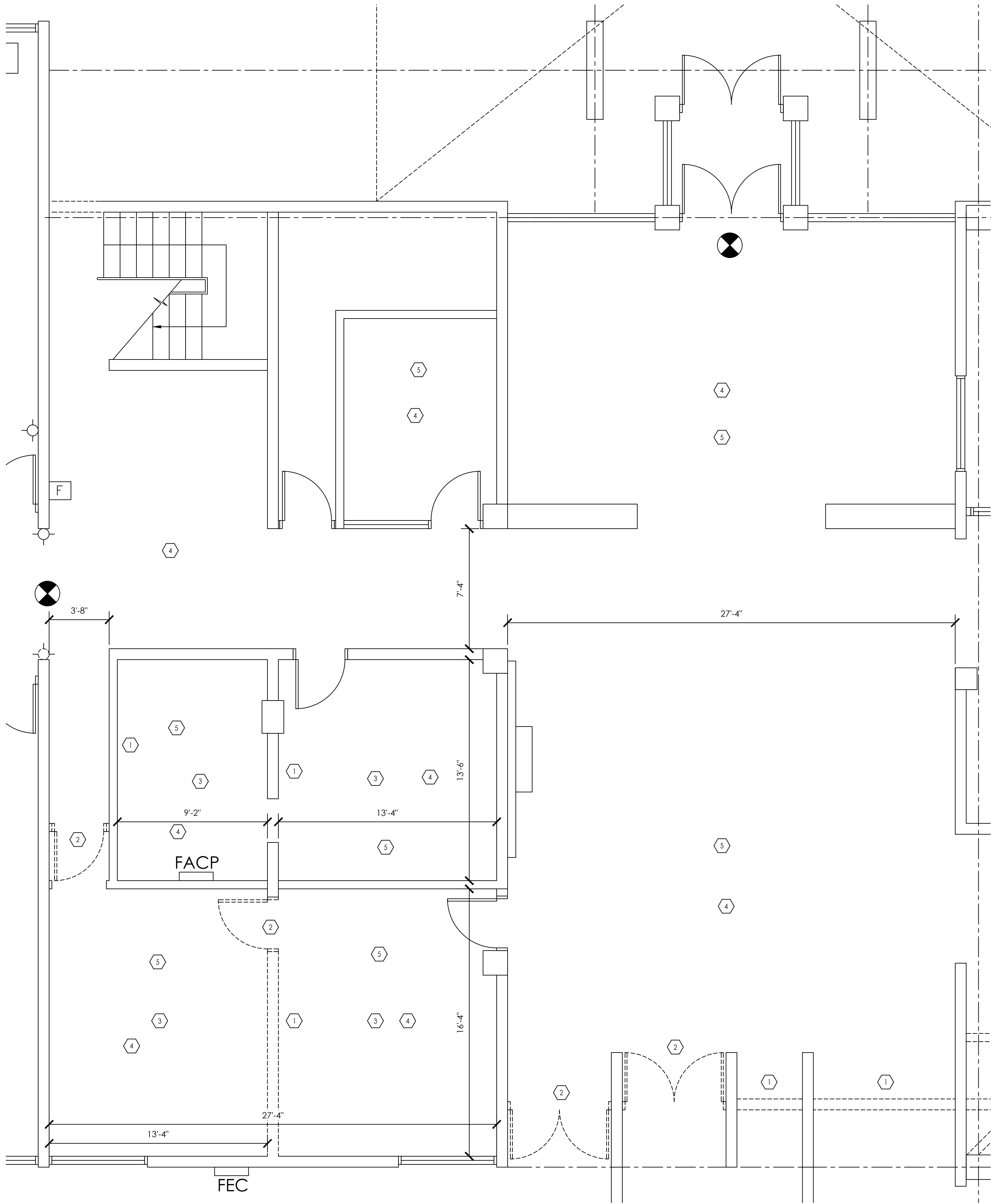
NOTES:
1. ALL DIMENSIONS SHOWN ARE TO
F.O. STUD UNLESS OTHERWISE
NOTED.
2. HOUSE DATUM: X-X' - 0'-0"

ENLARGED
PLAN -
LAUNDRY

SCALE: X"=1'-0"

A4.2

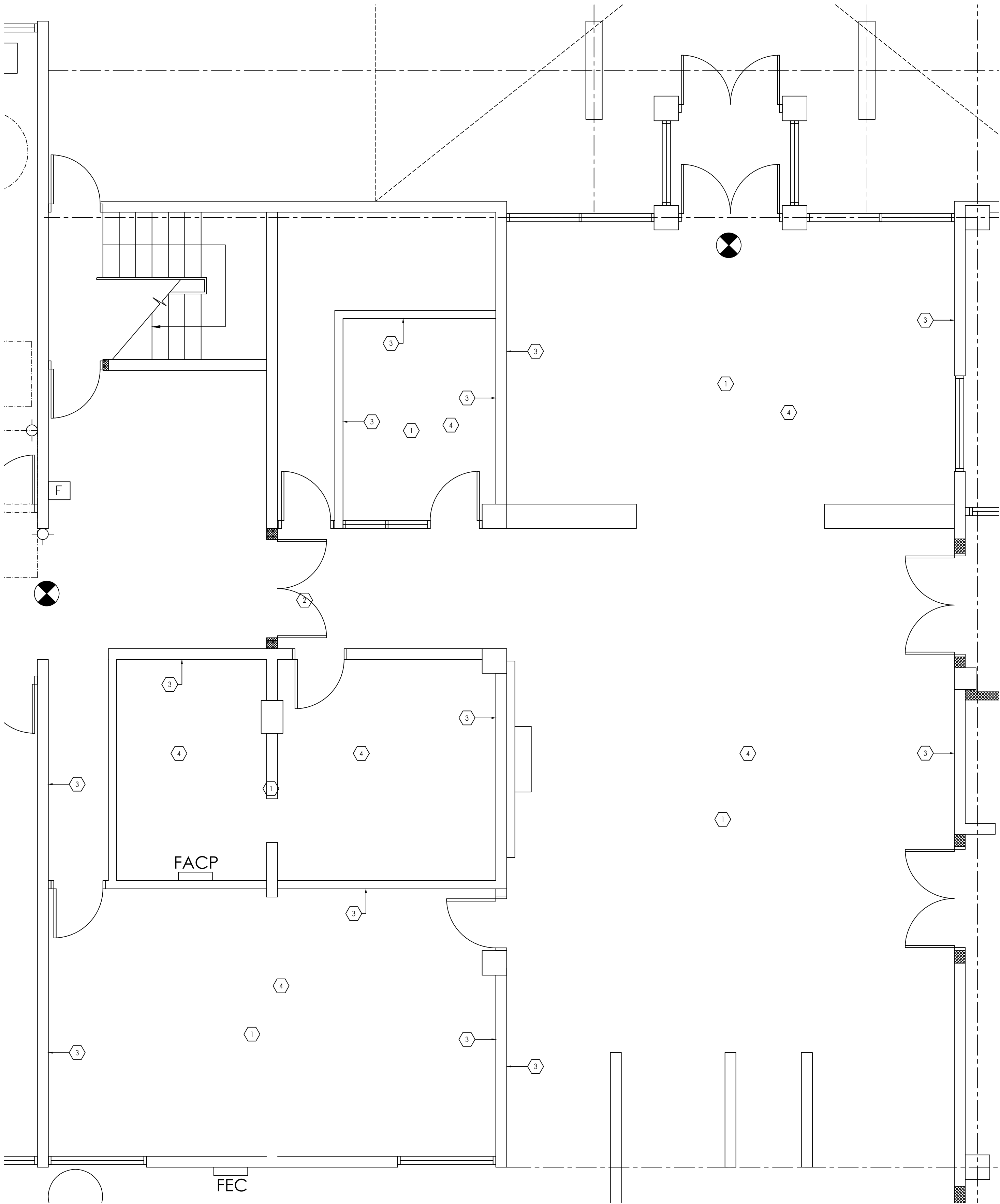
DRAWN BY: YOU



1 DEMO PLAN LOBBY AND OFFICES
1/4" = 1'-0"

DEMOLITION KEYNOTES

1. REMOVE EXISTING WALL
2. REMOVE EXISTING DOOR
3. REMOVE SUSPENDED CEILING
4. REMOVE FLOORING AND PREP FOR NEW FLOORING.
5. REMOVE EXISTING FLUORESCENT LIGHT FIXTURES AND PREP FOR NEW LED FIXTURES.



2 FLOOR PLAN LOBBY AND OFFICES
1/4" = 1'-0"

REMODEL KEYNOTES

1. NEW LUXURY VINYL PLANK FLOORING AND WALL BASE PER OWNER.
2. EXISTING CARPET, CLEANED OR REPLACED AS NEEDED.
3. PAINT WALLS AND ADD CLADDING PER OWNER.
4. INSTALL NEW LED LIGHTING WHERE EXISTING FLUORESCENT LIGHT FIXTURES WERE REMOVED.

GENERAL NOTES

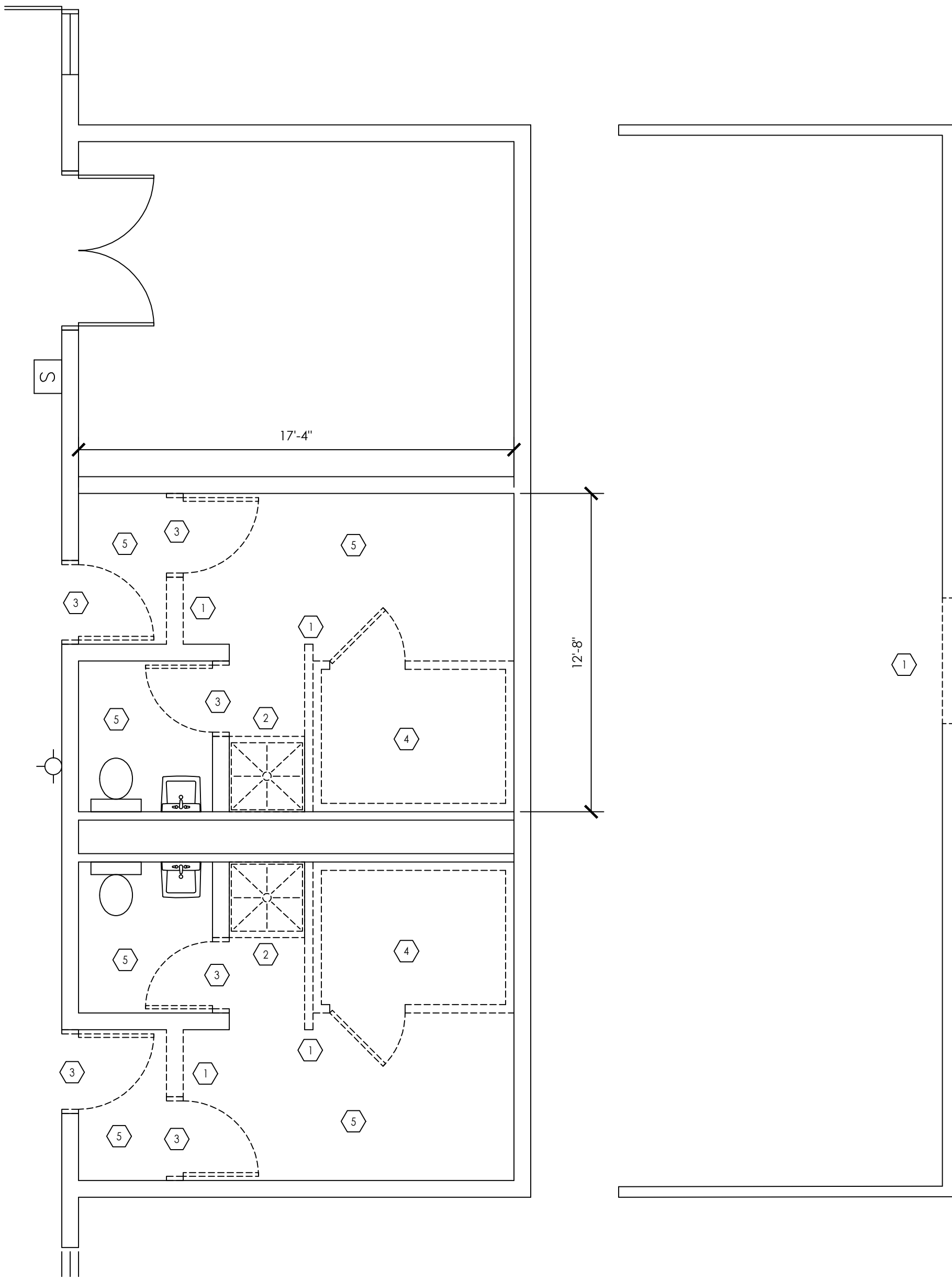
1. GENERAL CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO STARTING DEMOLITION AND CONSTRUCTION. ANY DISCREPANCIES BETWEEN DESIGN AND EXISTING CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO PROCEEDING WITH WORK.
2. GENERAL CONTRACTOR TO COORDINATE DEMOLITION WORK WITH PLUMBING AND ELECTRICAL CONTRACTORS.
3. PLUMBING CONTRACTOR TO CAP OFF ANY PLUMBING TO BE ABANDONED AND TIE IN NEW KITCHEN SINK TO EXISTING PLUMBING AT LAVATORIES.
4. GENERAL CONTRACTOR TO SAVE ALL EQUIPMENT FOR REUSE PER NEW FLOOR PLAN.
5. HALLWAY CARPET TO BE REPLACE, WALLS AND CEILINGS CLEANED, PAINTED OR REPAIRED AS NEEDED.
6. NO WORK TO BE DONE IN HALLWAYS OR GENERAL PUBLIC AREAS.

PROJECT
HAVEN LIVING

TOWN, STATE	DATE
DATE:	NO.
PROJECT NO.	
REVISION	DATE
1	
2	
3	
4	
5	
6	

- NOTES:
1. ALL DIMENSIONS SHOWN ARE TO F.A. STUD UNLESS OTHERWISE NOTED.
 2. HOUSE DATUM: X.X' - 0'-0"

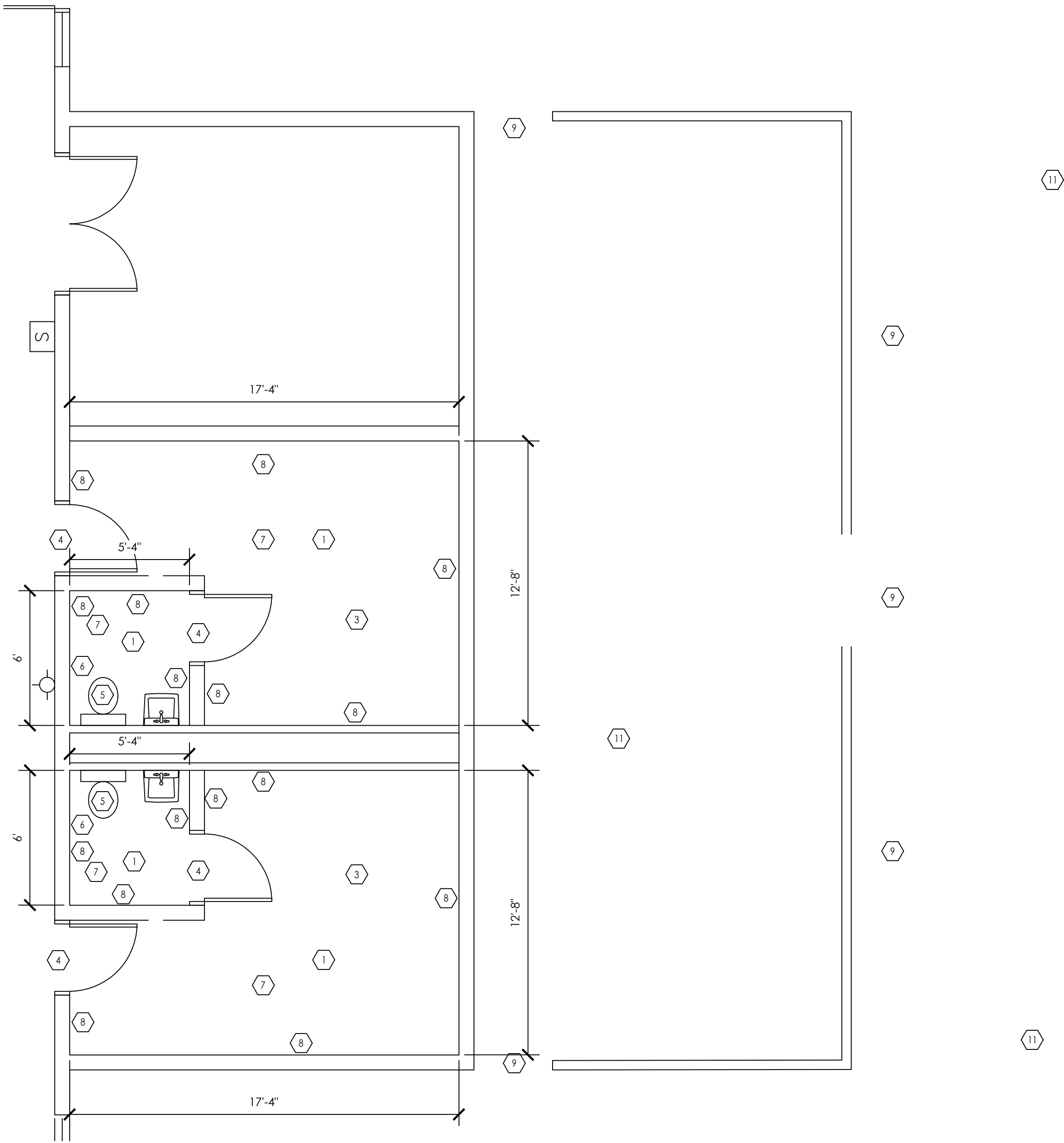
ENLARGED
PLAN - LOBBY



1 DEMO PLAN POOL CHANGING AREA
1/4" = 1'-0"

DEMOLITION KEY NOTES

1. REMOVE EXISTING WALL
2. REMOVE EXISTING SHOWER
3. REMOVE EXISTING DOOR
4. REMOVE EXISTING SAUNA
5. REMOVE EXISTING FLOORING AND WALL BASE. PREP FOR NEW FLOORING.



2 FLOOR PLAN POOL CHANGING AREA
1/4" = 1'-0"

REMODEL KEY NOTES

1. INSTALL NEW TILE FLOORING PER OWNER.
2. N/A
3. INSTALL FLOOR DRAINS
4. INSTALL NEW ADA DOOR
5. INSTALL NEW ADA TOILET
6. INSTALL GRAB BARS PER ADA
7. PAINT CEILING
8. FINISH WALLS PER OWNER.
9. INSTALL ADA RAMP AND RAILING FOR ACCESS TO POOL DECK
10. ENSURE OPENINGS MEET ADA CLEARANCES. INSTALL ADA GATE FOR ACCESS TO POOL.
11. NEW FLOORING BY OWNER.

GENERAL NOTES

1. GENERAL CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO STARTING DEMOLITION AND CONSTRUCTION. ANY DISCREPANCIES BETWEEN DESIGN AND EXISTING CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO PROCEEDING WITH WORK.
2. GENERAL CONTRACTOR TO COORDINATE DEMOLITION WORK WITH PLUMBING AND ELECTRICAL CONTRACTORS.
3. PLUMBING CONTRACTOR TO CAP OFF ANY PLUMBING TO BE ABANDONED AND TIE IN NEW KITCHEN SINK TO EXISTING PLUMBING AT LAVATORIES.
4. GENERAL CONTRACTOR TO SAVE ALL EQUIPMENT FOR REUSE PER NEW FLOOR PLAN.
5. HALLWAY CARPET TO BE REPLACE, WALLS AND CEILINGS CLEANED, PAINTED OR REPAIRED AS NEEDED.
6. NO WORK TO BE DONE IN HALLWAYS OR GENERAL PUBLIC AREAS.

PROJECT HAVEN LIVING

TOWN, STATE

DATE:	DATE
PROJECT NO.	NO.
REVISION	DATE
1	
2	
3	
4	
5	
6	

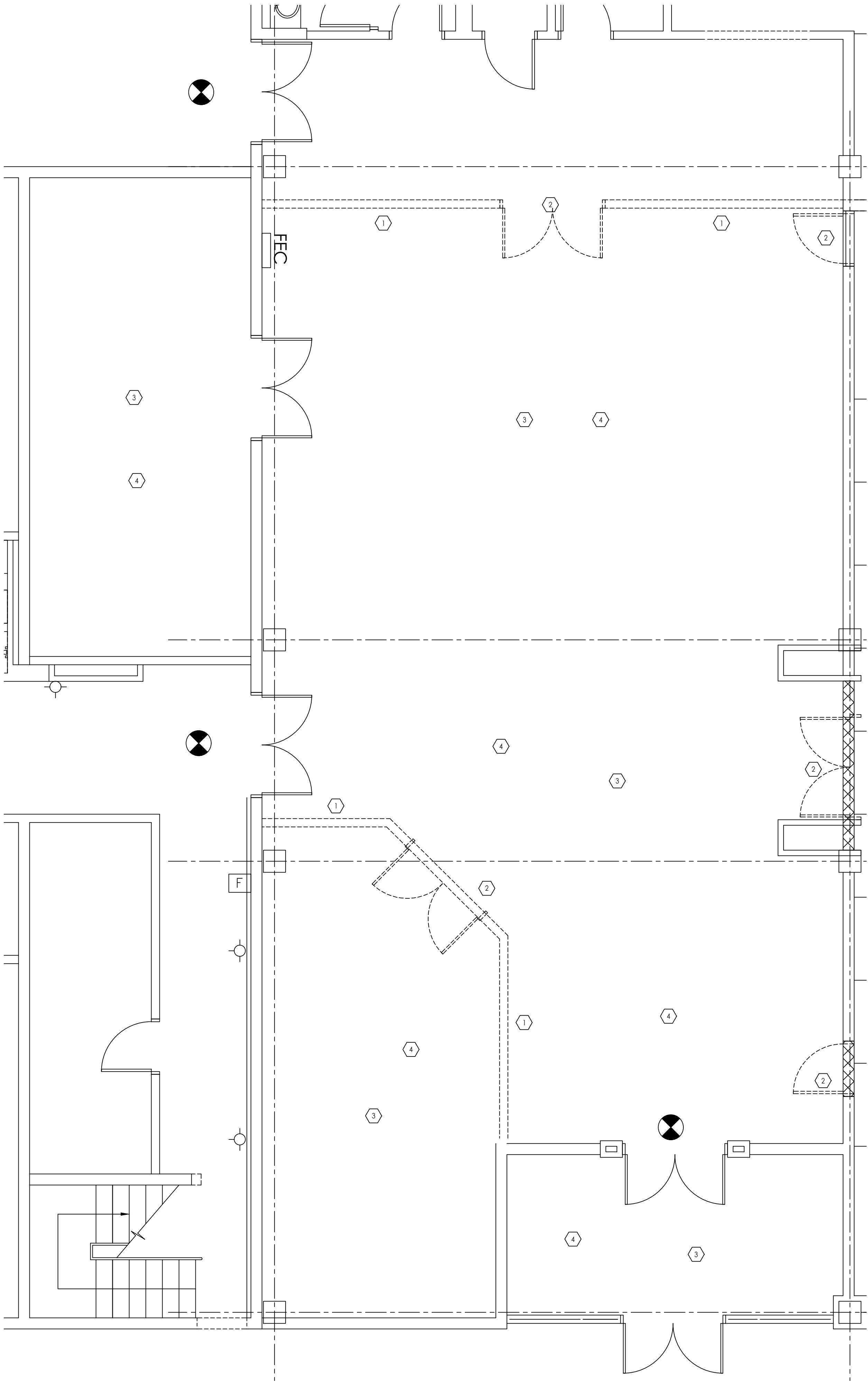
NOTES:
1. ALL DIMENSIONS SHOWN ARE TO F.O. STUD UNLESS OTHERWISE NOTED.
2. HOUSE DATUM: X.X' - 0'-0"

ENLARGED PLAN - POOL CHANGING AREA

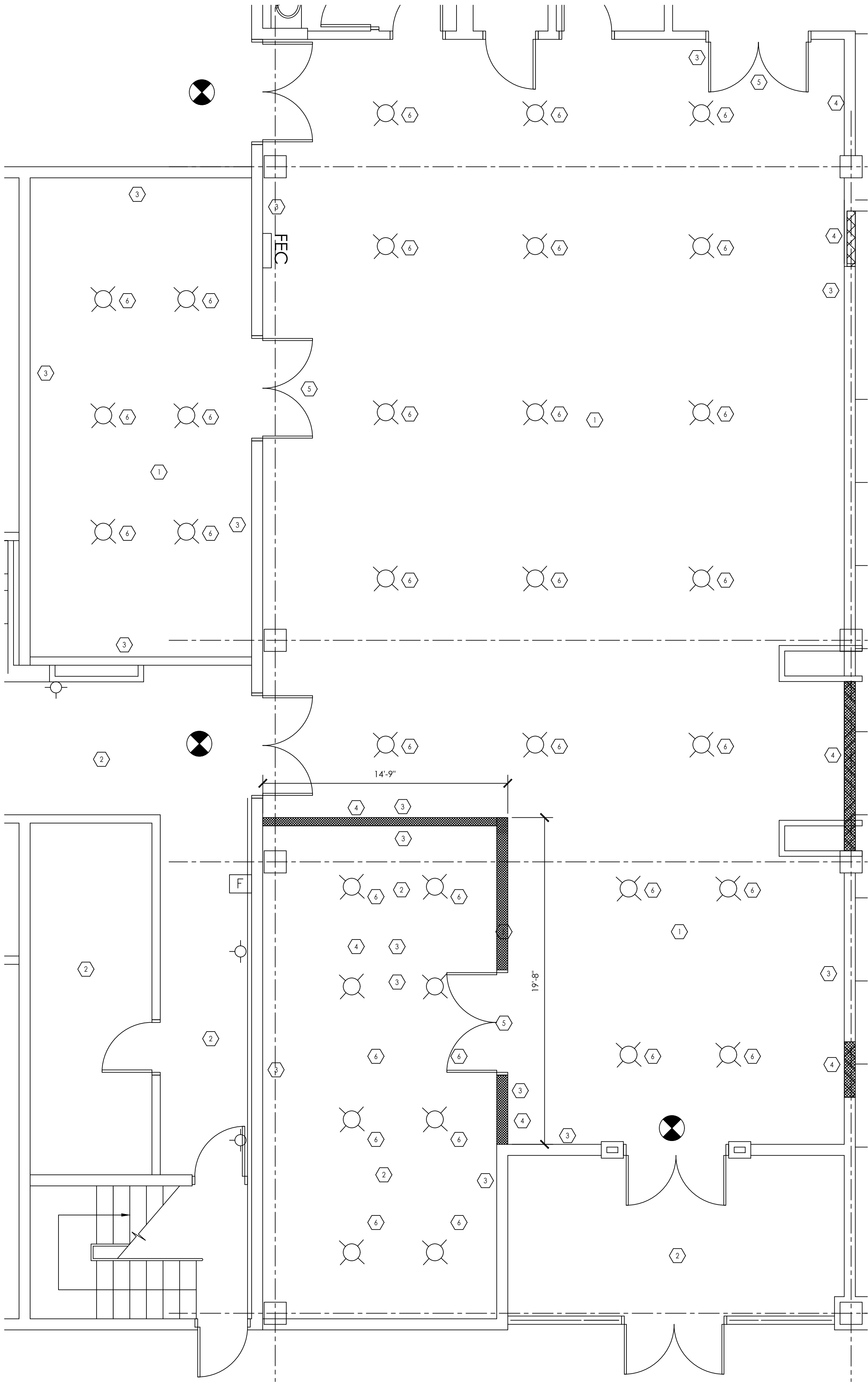
SCALE: X"=1'-0"

A4.4

DRAWN BY: YOU



1 EXISTING & DEMO PLAN FITNESS AREA
1/4" = 1'-0"



2 FLOOR PLAN FITNESS AREA
1/4" = 1'-0"

DEMOLITION KEY NOTES

- 1. REMOVE EXISTING WALL
- 2. REMOVE EXISTING DOOR
- 3. PREP FLOOR FOR NEW FLOORING
- 4. REPAIR AND PREP WALLS AND CEILING FOR PAINT AS NEEDED.

REMODEL KEY NOTES

- 1. INSTALL NEW GYM FLOORING
- 2. INSTALL NEW FLOORING PER OWNER.
- 3. PAINT WALLS PER OWNER
- 4. INSTALL NEW WALL
- 5. INSTALL NEW DOOR
- 6. LIGHTING BY OWNER.

GENERAL NOTES

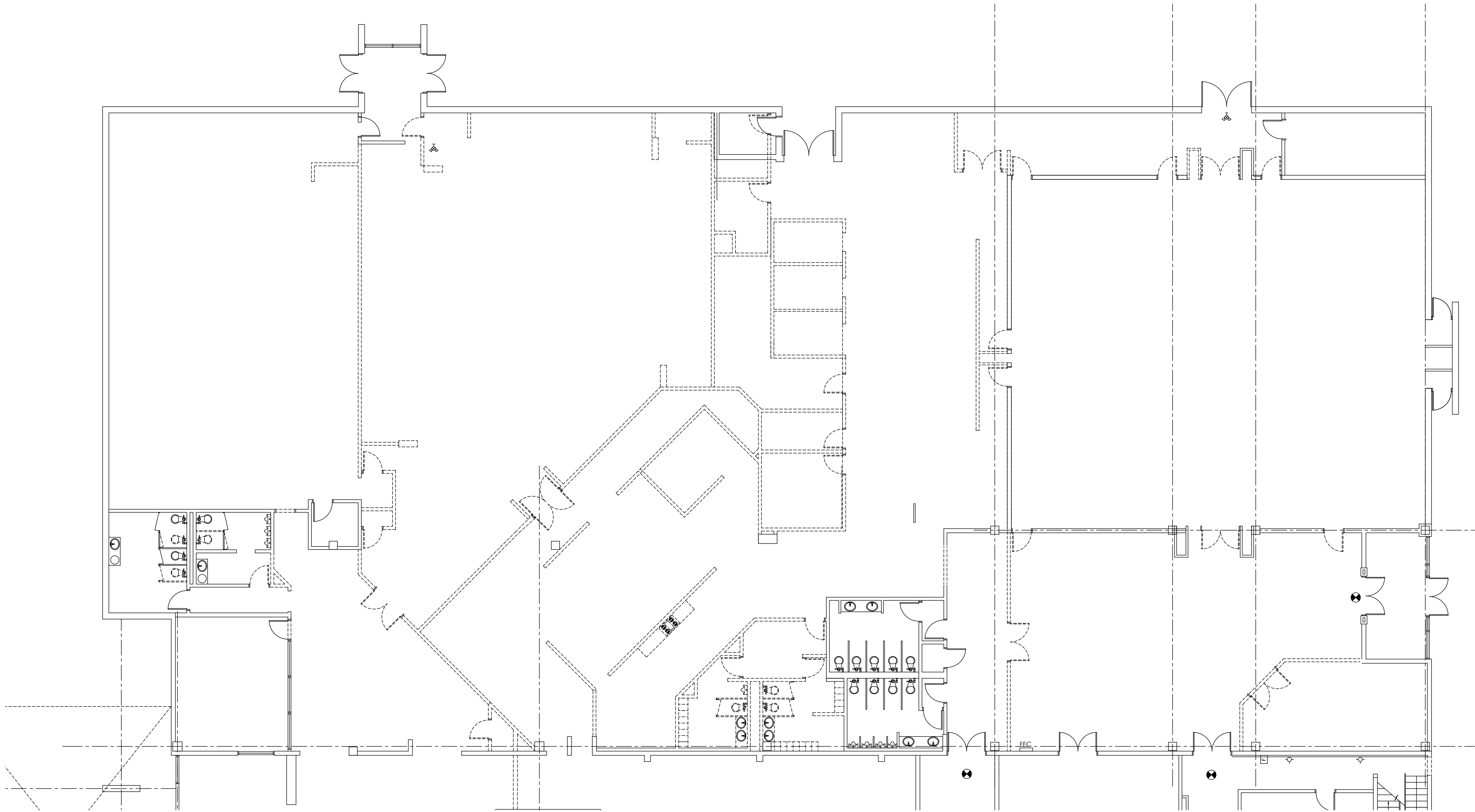
- 1. GENERAL CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO STARTING DEMOLITION AND CONSTRUCTION. ANY DISCREPANCIES BETWEEN DESIGN AND EXISTING CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO PROCEEDING WITH WORK.
- 2. GENERAL CONTRACTOR TO COORDINATE DEMOLITION WORK WITH PLUMBING AND ELECTRICAL CONTRACTORS.
- 3. PLUMBING CONTRACTOR TO CAP OFF ANY PLUMBING TO BE ABANDONED AND TIE IN NEW KITCHEN SINK TO EXISTING PLUMBING AT LAVATORIES.
- 4. GENERAL CONTRACTOR TO SAVE ALL EQUIPMENT FOR REUSE PER NEW FLOOR PLAN.
- 5. HALLWAY CARPET TO BE REPLACE, WALLS AND CEILINGS CLEANED, PAINTED OR REPAIRED AS NEEDED.
- 6. NO WORK TO BE DONE IN HALLWAYS OR GENERAL PUBLIC AREAS.

NOTES

MUSIC ROOM EQUIPMENT AND ACOUSTICS BY OTHERS. GYM EQUIPMENT, LAYOUT, FINAL FINISHES, ETC. BY OTHERS.

DATE:	DATE
PROJECT NO.	NO.
REVISION	DATE
1	
2	
3	
4	
5	
6	

NOTES:
1. ALL DIMENSIONS SHOWN ARE TO F.A. STUD UNLESS OTHERWISE NOTED.
2. HOUSE DATUM: X-X' - 0'-0"



DEMOLITION KEYNOTES

1. DEMO ALL WALLS AND DOORS SHOWN DASHED
2. REMOVE EXISTING SERVICES
3. REMOVE EXISTING KITCHEN EQUIPMENT PER OWNER
4. REMOVE EXISTING TOILETS
5. REPAIR, PATCH, PREP ALL WALLS FOR PAINT.
6. REPAIR, PATCH, PREP ALL FLOORS FOR FLOORING.

GENERAL NOTES

1. GENERAL CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO STARTING DEMOLITION AND CONSTRUCTION. ANY DISCREPANCIES BETWEEN DESIGN AND EXISTING CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO PROCEEDING WITH WORK.
2. GENERAL CONTRACTOR TO COORDINATE DEMOLITION WORK WITH PLUMBING AND ELECTRICAL CONTRACTORS.
3. PLUMBING CONTRACTOR TO CAP OFF ANY PLUMBING TO BE ABANDONED AND TIE IN NEW KITCHEN SINK TO EXISTING PLUMBING AT LAVATORIES.
4. GENERAL CONTRACTOR TO SAVE ALL EQUIPMENT FOR REUSE PER NEW FLOOR PLAN.
5. HALLWAY CARPET TO BE REPLACE, WALLS AND CEILINGS CLEANED, PAINTED OR REPAIRED AS NEEDED.
6. NO WORK TO BE DONE IN HALLWAYS OR GENERAL PUBLIC AREAS.

1651 N HARVEST PARKWAY, C217
LIBERTY LAKE, WA 99019

© 2022

PROJECT HAVEN LIVING

TOWN, STATE

DATE	DATE
PROJECT NO.	NO.
REVISION	DATE
1	
2	
3	
4	
5	
6	

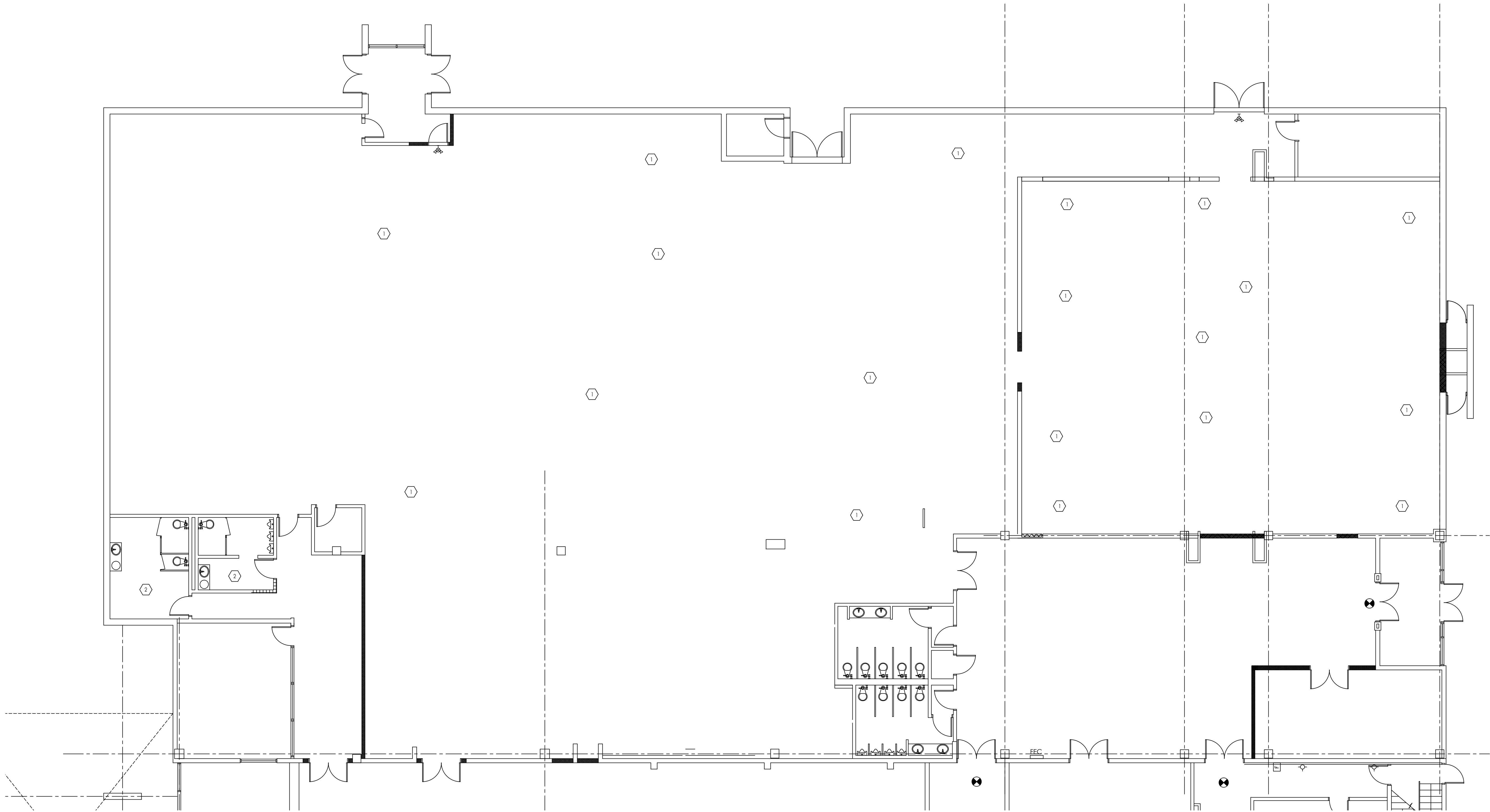
NOTES:
1. ALL DIMENSIONS SHOWN ARE TO
F.O. STUD UNLESS OTHERWISE
NOTED.
2. HOUSE DATUM: X'X" - 0'-0"

ENLARGED PLAN - STORAGE EXISTING AND DEMO

SCALE: X"=1'-0"

A4.6

DRAWN BY: YOU



REMODEL KEYNOTES

- 1. NEW STORAGE UNITS PER OWNER
- 2. REMODEL BATHROOM TO BE ADA ACCESSIBLE
- 3. NEW WALL
- 4. NEW DOOR

NOTES

SEE DRAWING A5.0 STORAGE UNIT DETAILS. STORAGE UNITS BY JANUS INTERNATIONAL.

GENERAL NOTES

- 1. GENERAL CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO STARTING DEMOLITION AND CONSTRUCTION. ANY DISCREPANCIES BETWEEN DESIGN AND EXISTING CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO PROCEEDING WITH WORK.
- 2. GENERAL CONTRACTOR TO COORDINATE DEMOLITION WORK WITH PLUMBING AND ELECTRICAL CONTRACTORS.
- 3. PLUMBING CONTRACTOR TO CAP OFF ANY PLUMBING TO BE ABANDONED AND TIE IN NEW KITCHEN SINK TO EXISTING PLUMBING AT LAVATORIES.
- 4. GENERAL CONTRACTOR TO SAVE ALL EQUIPMENT FOR REUSE PER NEW FLOOR PLAN.
- 5. HALLWAY CARPET TO BE REPLACE, WALLS AND CEILINGS CLEANED, PAINTED OR REPAIRED AS NEEDED.
- 6. NO WORK TO BE DONE IN HALLWAYS OR GENERAL PUBLIC AREAS.

PROJECT
HAVEN LIVING

TOWN, STATE

DATE:	DATE
PROJECT NO.	NO.
REVISION	DATE
1	
2	
3	
4	
5	
6	

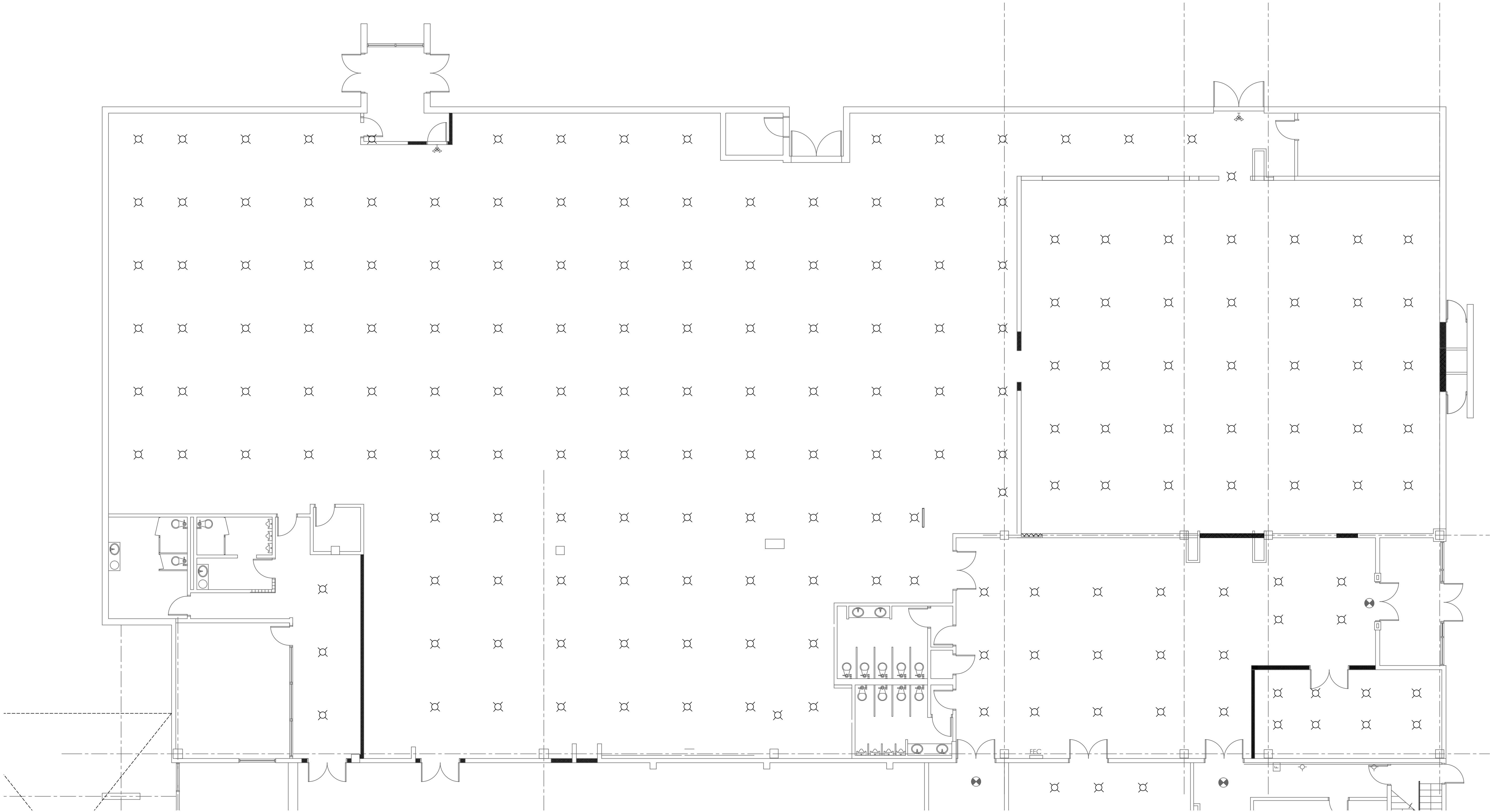
NOTES:
1. ALL DIMENSIONS SHOWN ARE TO F.O. STUD UNLESS OTHERWISE NOTED.
2. HOUSE DATUM: X'X" - 0'-0"

ENLARGED PLAN
- STORAGE
PROPOSED PLAN

SCALE: X"=1'-0"

A4.7

DRAWN BY: YOU



NOTES

LIGHTS BY OWNER.

GENERAL NOTES

1. GENERAL CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO STARTING DEMOLITION AND CONSTRUCTION. ANY DISCREPANCIES BETWEEN DESIGN AND EXISTING CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO PROCEEDING WITH WORK.
2. GENERAL CONTRACTOR TO COORDINATE DEMOLITION WORK WITH PLUMBING AND ELECTRICAL CONTRACTORS.
3. PLUMBING CONTRACTOR TO CAP OFF ANY PLUMBING TO BE ABANDONED AND TIE IN NEW KITCHEN SINK TO EXISTING PLUMBING AT LAVATORIES.
4. GENERAL CONTRACTOR TO SAVE ALL EQUIPMENT FOR REUSE PER NEW FLOOR PLAN.

1651 N HARVEST PARKWAY, C217
LIBERTY LAKE, WA 99019

© 2022

PROJECT
HAVEN LIVING

TOWN, STATE

DATE: PROJECT NO. DATE NO.

REVISION	DATE
1	
2	
3	
4	
5	
6	

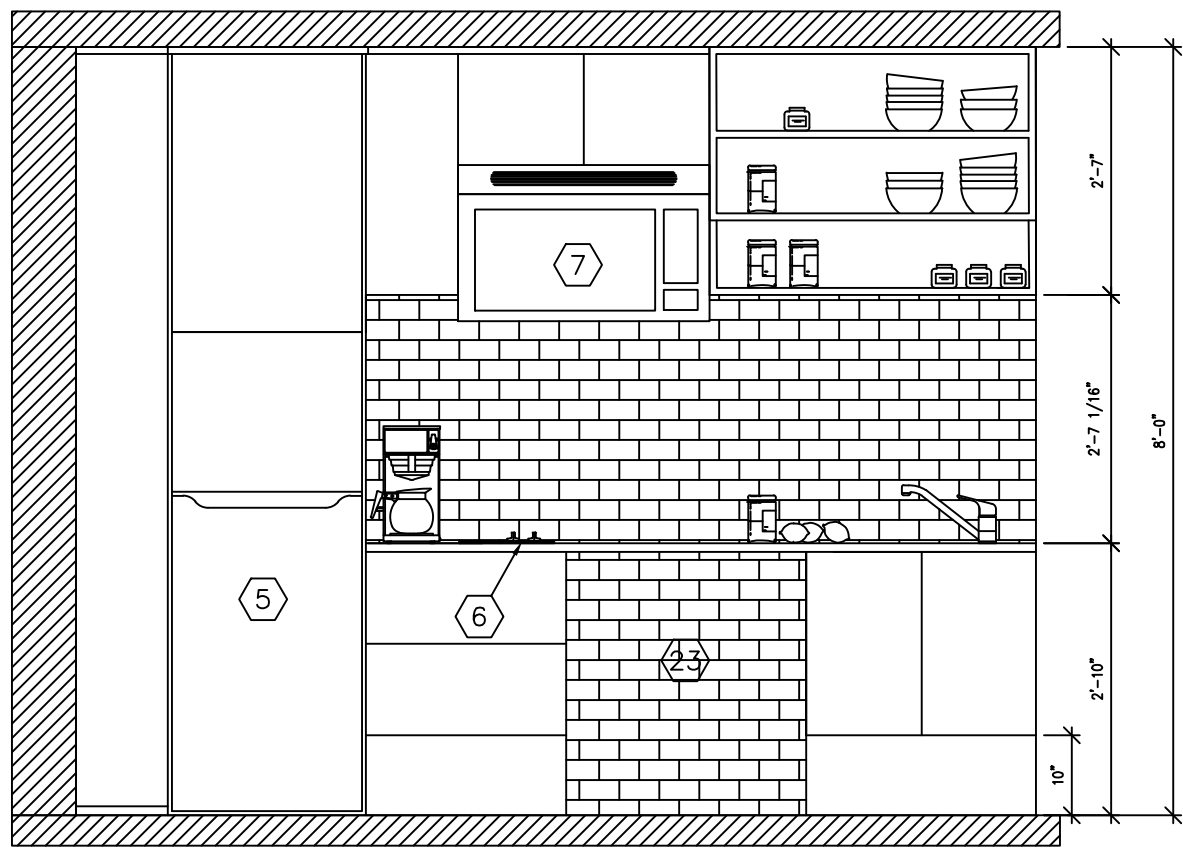
NOTES:
1. ALL DIMENSIONS SHOWN ARE TO F.O. STUD UNLESS OTHERWISE NOTED.
2. HOUSE DATUM: X.X' - 0'-0"

ENLARGED PLAN
- STORAGE
REFLECTED
CEILING PLAN

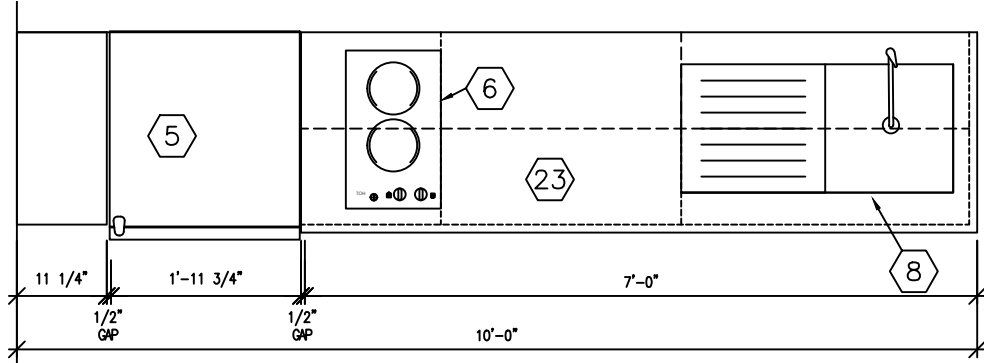
SCALE: X"=1'-0"

A4.8

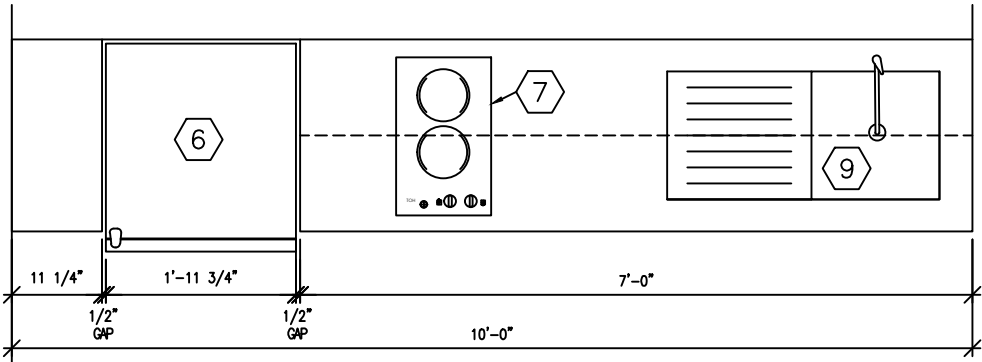
DRAWN BY: YOU



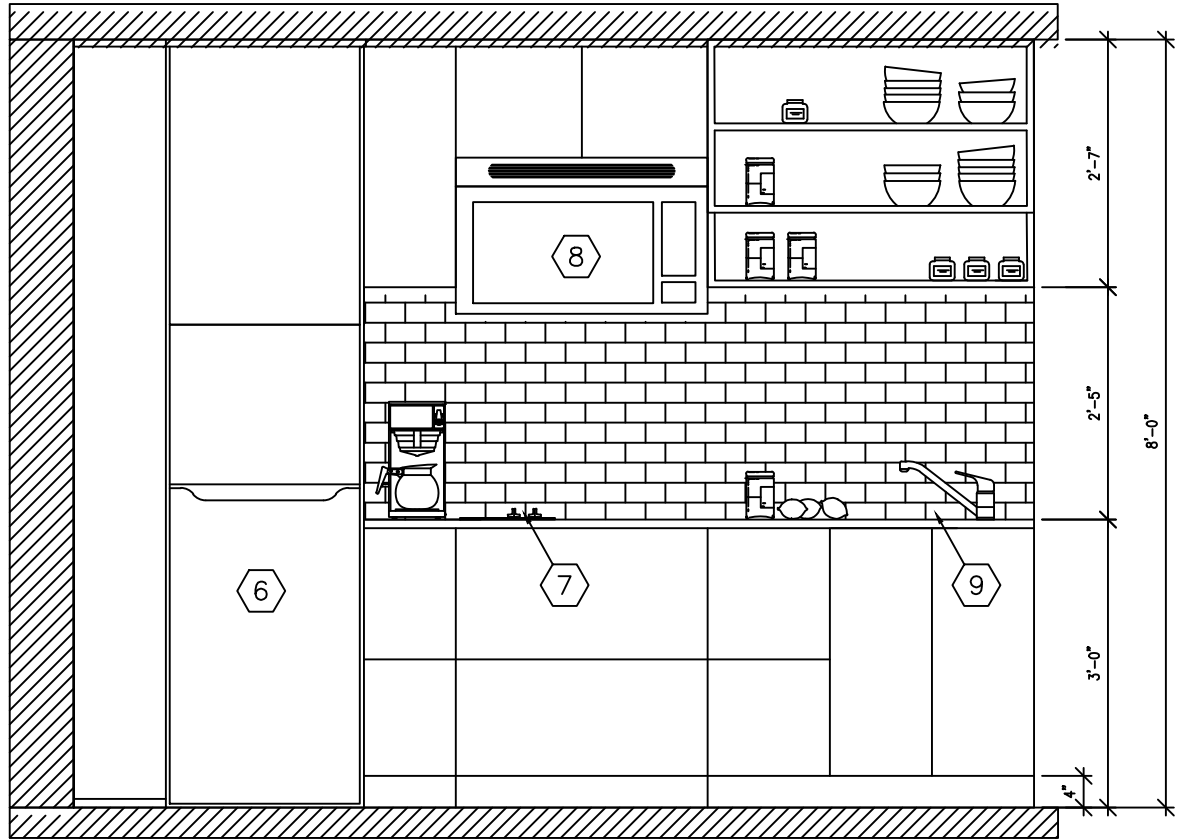
3 KITCHEN ELEVATION - TYPE A UNITS
1/2" = 1'-0"



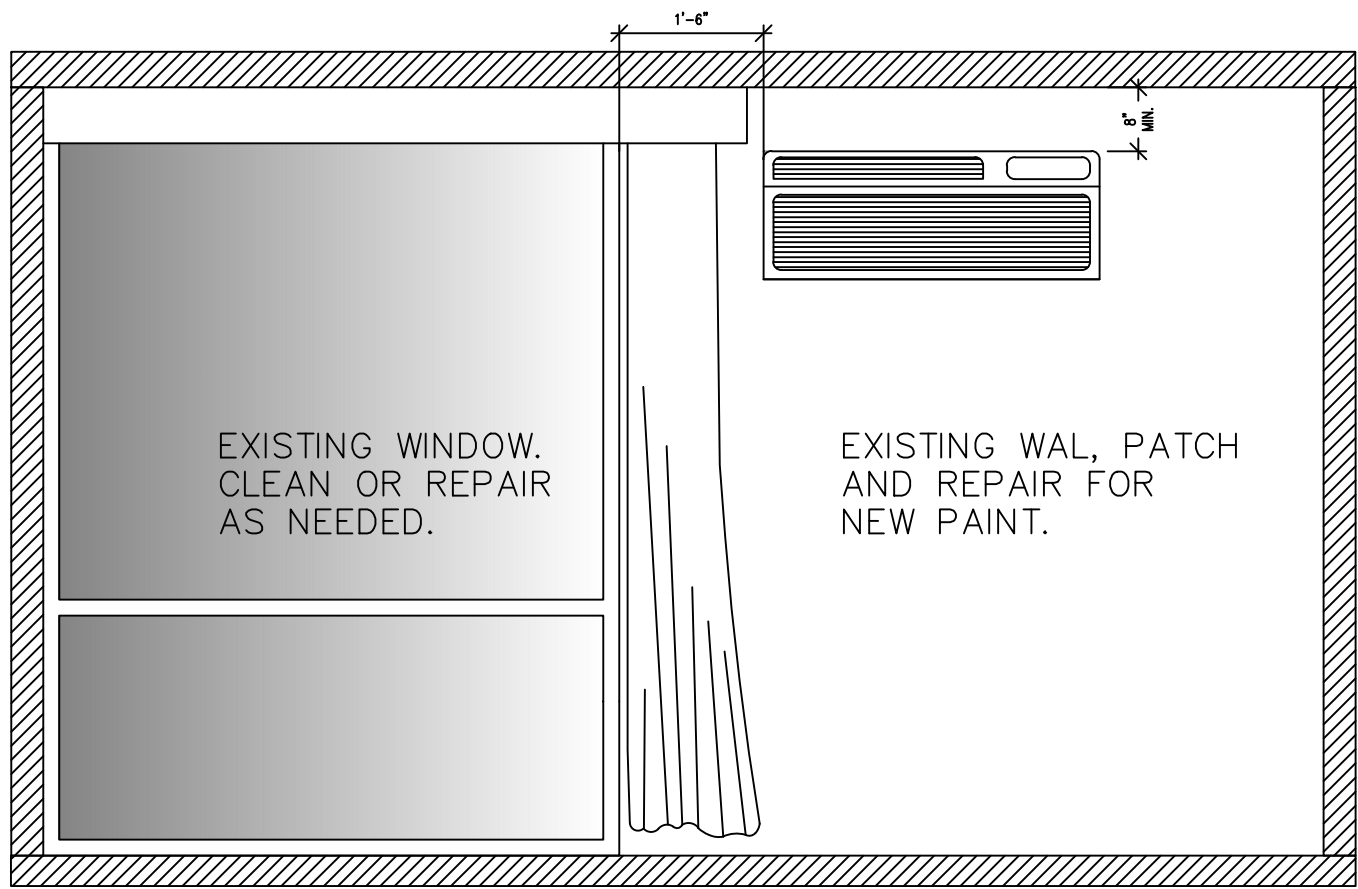
2 KITCHEN LAYOUT -TYPE A UNITS
1/2" = 1'-0"



5 KITCHEN LAYOUT - TYPICAL UNITS
1/2" = 1'-0"



4 KITCHEN ELEVATION - TYPICAL UNITS
1/2" = 1'-0"



1 APARTMENT WINDOW ELEVATION - TYPICAL
1/2" = 1'-0"

TOWN, STATE	
DATE:	DATE
PROJECT NO.	NO.
REVISION	DATE
1	
2	
3	
4	
5	
6	

NOTES:
1. ALL DIMENSIONS SHOWN ARE TO
F.O. STUD UNLESS OTHERWISE
NOTED.
2. HOUSE DATUM: X.X' - 0'-0"