

BALCONY LOCATIONS



BALCONY 255 - EXISTING CONDITIONS



Current Condition: Balcony 255



2022 Condition: Balcony 255

DRISKILL BALCONY GUARD CODE COMPLIANCE STUDIES

RELEVANT IBC 2021 INFORMATION

IBC 1015.3 HEIGHT

Required guards shall be not less than 42 inches high, measured vertically as follows:

- 1. From the adjacent walking surfaces.

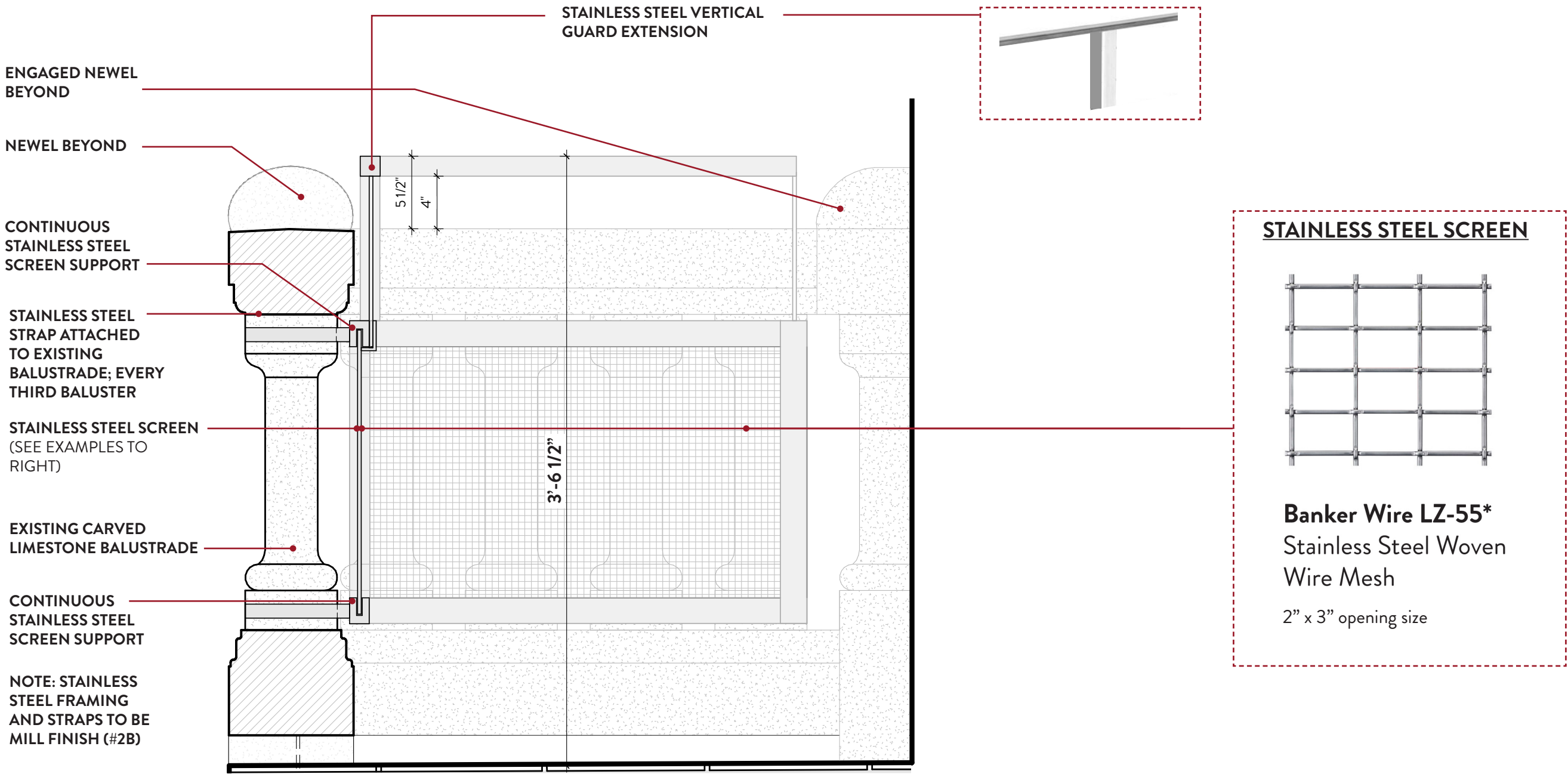
IBC 1015.4 OPENING LIMITATIONS

Required guards shall not have openings that allow passage of a sphere 4 inches in diameter from the walking surface to the required guard height.

Exceptions:

- 1. From a height of 36 inches to 42 inches, guards shall not have openings that allow passage of a sphere 4 3/8 inches in diameter.

Summary: This option illustrates re-installing the existing balustrade at its original height and adding a vertical extension to meet the code required guard height of 3’-6”, with an attached screen panel to accommodate the guard opening size requirements.

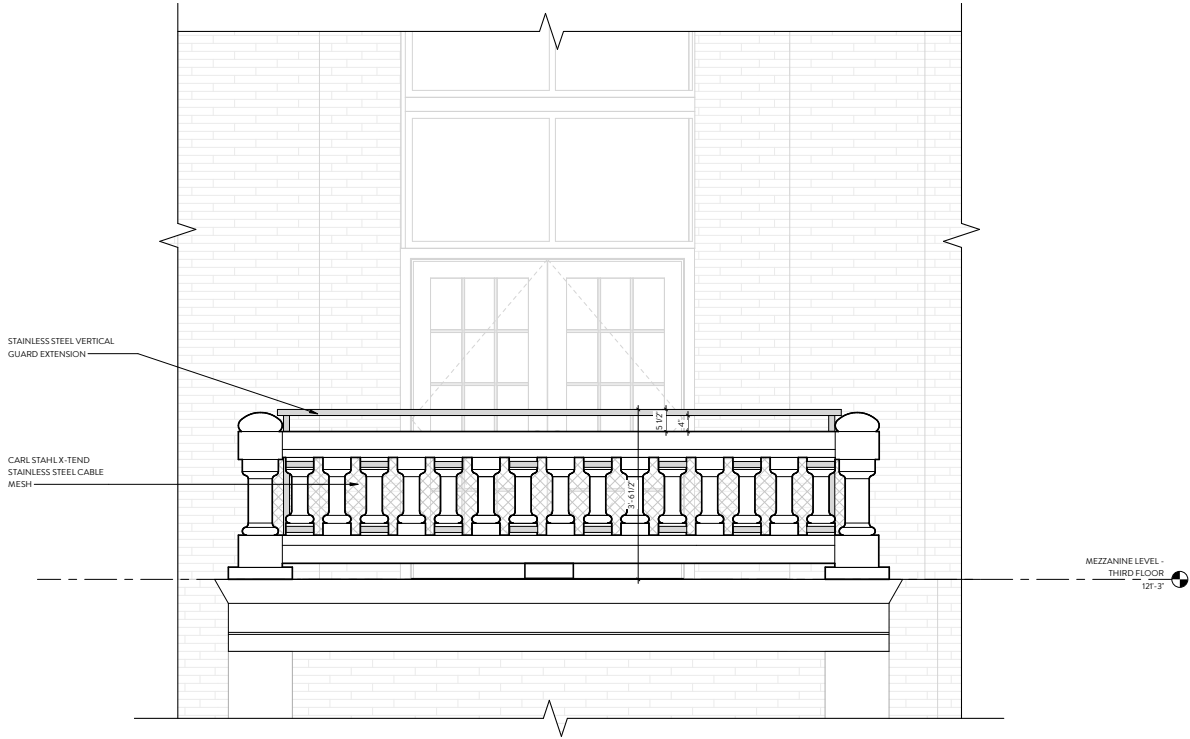


CONCEPTUAL DETAIL

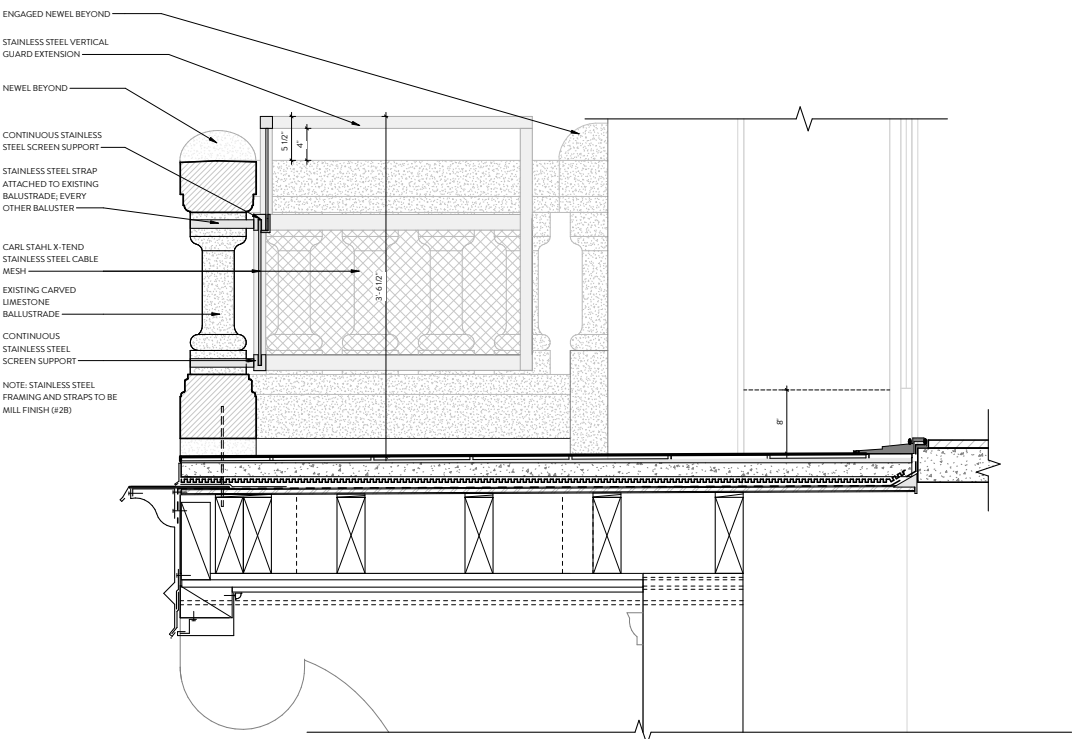
TYPICAL SECTION AT BALCONY



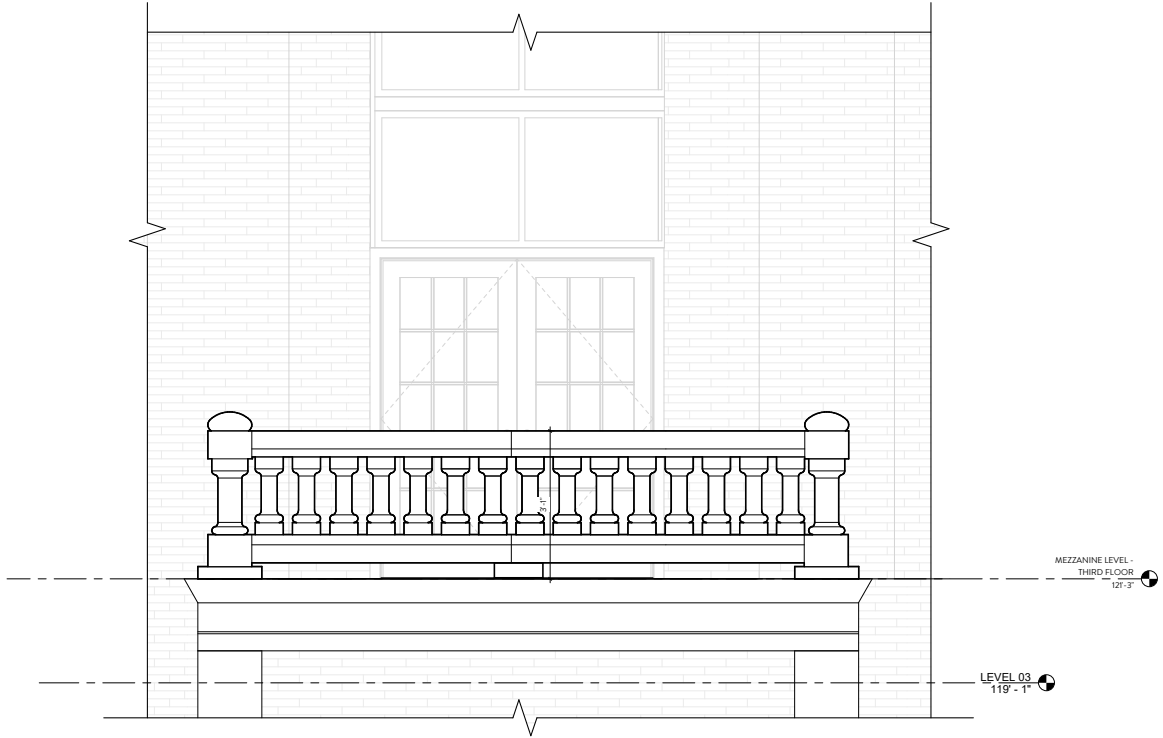
CONSTRUCTION DRAWINGS



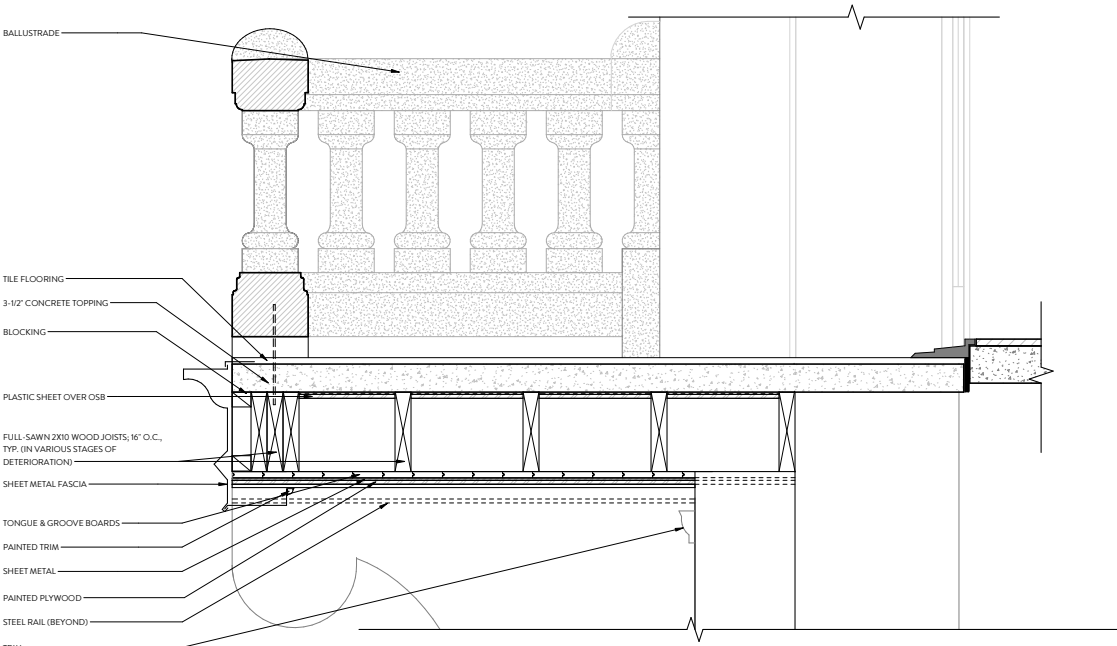
4 EXTERIOR ELEVATION - BALCONY 255 - WITH ADDED GUARD
1/4" = 1'-0"



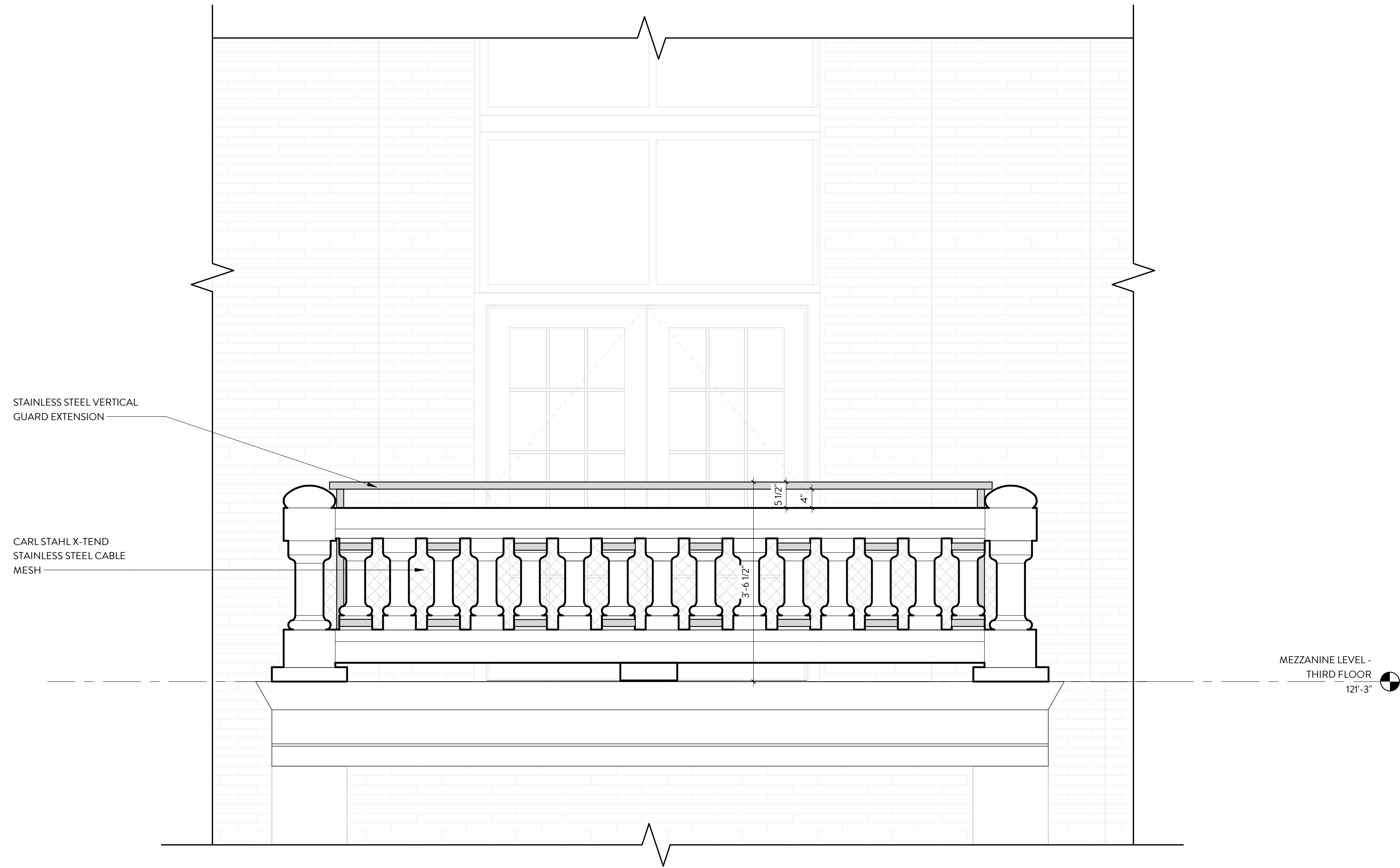
3 SECTION THROUGH BALCONY 255 - WITH ADDED GUARD
1/2" = 1'-0"



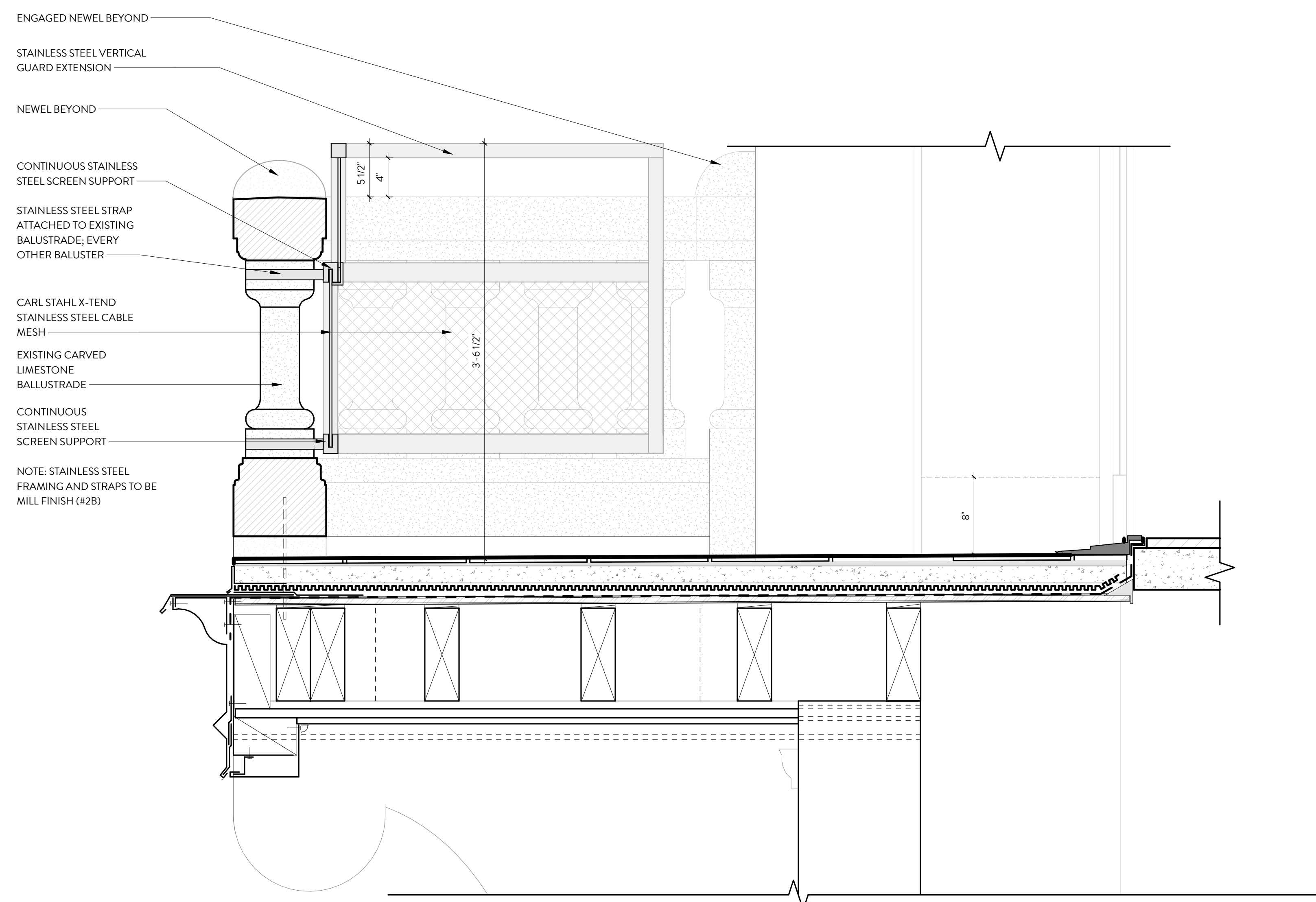
2 EXTERIOR ELEVATION - BALCONY 255 - EXISTING
1/4" = 1'-0"



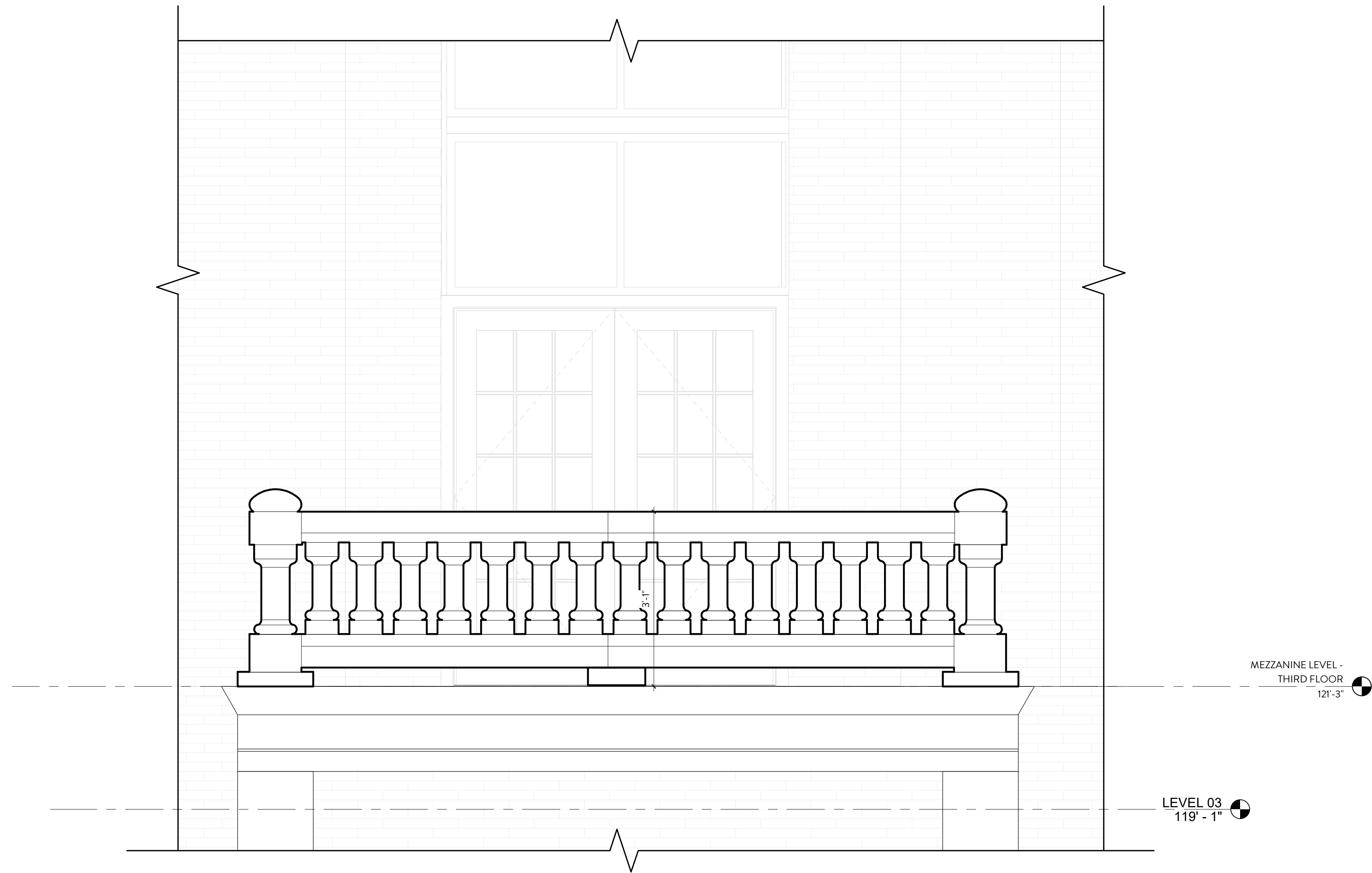
1 SECTION THROUGH BALCONY 255 - EXISTING
1/2" = 1'-0"



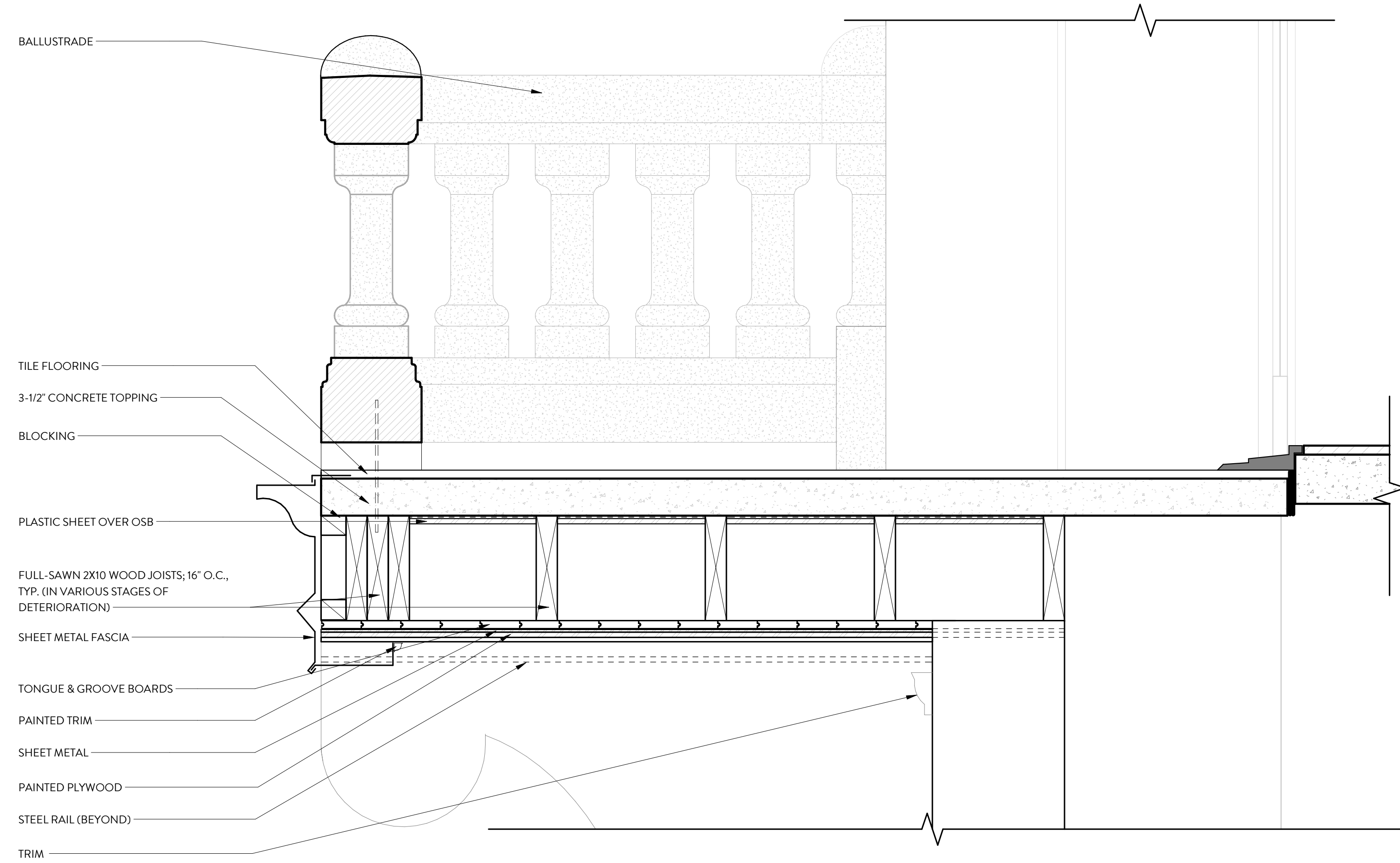
4 EXTERIOR ELEVATION - BALCONY 255 - WITH ADDED GUARD
3/4" = 1'-0"



3 SECTION THROUGH BALCONY 255 - WITH ADDED GUARD
1 1/2" = 1'-0"



2 EXTERIOR ELEVATION - BALCONY 255 - EXISTING
3/4" = 1'-0"



1 SECTION THROUGH BALCONY 255 - EXISTING
1 1/2" = 1'-0"

REFERENCE IMAGE



SHEET INDEX

ARCHITECTURAL	
G1.0	COVER SHEET
A1.0	SITE PLAN
A1.1	MEZZANINE FLOOR PLAN
A2.1	ENLARGED PLANS
A2.2	SECTIONS
STRUCTURAL	
S100	GENERAL NOTES
S110	SPECIAL INSPECTIONS
S200	LEVEL 2 PARTIAL FRAMING
S600	WOOD TYPICAL DETAILS

HISTORIC NOTES

1. THIS IS A HISTORIC STRUCTURE; IT IS A REGISTERED TEXAS HISTORIC LANDMARK AND IS LISTED IN THE NATIONAL REGISTER OF HISTORIC PLACES. ALL APPROPRIATE CARE SHALL BE TAKEN TO PROTECT AND PRESERVE THIS STRUCTURE DURING ALL PHASES OF WORK. IF ANY UNFORESEEN CONDITIONS ARISE, STOP WORK AND CONTACT THE ARCHITECT IMMEDIATELY. IT IS THE INTENT OF THE ARCHITECT AND OWNER THAT ALL WORK SHALL CONFORM WITH *THE SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES WITH GUIDELINES FOR PRESERVING, REHABILITATING, RESTORING AND RECONSTRUCTING HISTORIC BUILDINGS. CONTRACTOR SHOULD BE FAMILIAR WITH THESE GUIDELINES. THESE CAN BE FOUND AT: WWW.NPS.GOV/HPS/TPS/STANDGUIDE.*
2. EXISTING WALLS AND STRUCTURE ARE NOT NECESSARILY SHOWN IN THEIR ENTIRETY OR ABSOLUTELY CORRECT LOCATION. CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO BIDDING. ANY DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR DIRECTION AND OR CLARIFICATION.
3. DOCUMENT ALL AREAS TO BE SELECTIVELY DEMOLISHED PRIOR TO PERFORMING ANY WORK. DOCUMENTATION TO INCLUDE PHOTOGRAPHS AND MEASURED DRAWINGS. DOCUMENTATION TO BE CLEARLY LABELED AND DELIVERED TO ARCHITECT AND OWNER.
4. DEMOLITION PHASE: THIS STAGE IS CRITICAL TO THE SUCCESS OF THIS PROJECT AND MUST BE CONSIDERED A STAGE OF DISCOVERY. EXTREME CARE MUST BE TAKEN, ESPECIALLY IN AREAS OF QUESTION TO NOT DESTROY ORIGINAL MATERIALS. RECKLESS DESTRUCTION OF SALVAGEABLE, RE-USEABLE ORIGINAL MATERIALS WILL NOT BE ALLOWED AND CM/GC WILL BE RESPONSIBLE FOR REPLACEMENT OF DAMAGED MATERIALS.
5. ALL EXISTING COMPONENTS TO REMAIN ARE TO BE PROTECTED DURING DEMOLITION AND CONSTRUCTION BY THE GENERAL CONTRACTOR (GC). ANY DAMAGED MATERIAL IS TO BE REPAIRED, REPLACED OR REBUILT IN A MANNER ACCEPTABLE TO THE OWNER AND ARCHITECT.
6. THE CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY DEMOLITION OF THE BUILDING SYSTEMS, AND PATCHING OR REPAIR OF EXISTING BUILDING FINISHES/SITE FEATURES AFFECTED BY NEW CONSTRUCTION.
7. DAMAGES TO PROPERTY OF THE OWNER SHALL BE REPAIRED OR PAID FOR BY THE GENERAL CONTRACTOR. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, DAMAGE TO THE BUILDING GROUNDS, PLANTINGS, WALLS, PAVEMENT, VEHICLES, UTILITIES, FINISHES, FURNISHINGS, ETC.
8. PATCH, REPAIR, AND PREPARE ALL SURFACES AS REQUIRED TO ACCOMMODATE FINISHES INDICATED.

PROJECT TEAM

OWNER	HYATT HOTELS 150 NORTH RIVERSIDE PLAZA CHICAGO, IL 60606	STRUCTURAL ENGINEER	ARCHITECTURAL ENGINEERS COLLABORATIVE 3800 NORTH LAMAR BLVD, SUITE 330 AUSTIN, TEXAS 78756
	ROB MANNING 312-780-5390 ROBERT.MANNING@HYATT.COM		KARINA TRIBBLE, PE 512-472-2111 KTRIBBLE@AECOLLAB.COM
ARCHITECT	CLAYTON KORTE 2201 N LAMAR BLVD AUSTIN, TEXAS 78705		
	KRISTIN KING 512-477-1727 X218 KKING@CLAYTONANDLITTLE.COM		

GENERAL NOTES

1. ALL WORK SHALL BE IN CONFORMANCE WITH APPLICABLE BUILDING CODES, AND TO INCLUDE ALL REQUIREMENTS OF OTHER AGENCIES HAVING JURISDICTION.
2. EXAMINATION OF THE SITE AND PORTIONS THEREOF THAT AFFECT THIS WORK SHALL BE MADE BY THE GENERAL CONTRACTOR, WHO SHALL COMPARE EXISTING CONDITIONS WITH THE CONTRACT DOCUMENTS AND SATISFY HIM/HERSELF AS TO THE EXISTING CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED. CONTRACTOR SHALL AT SUCH TIME ASCERTAIN AND VERIFY THE LOCATIONS OF EXISTING STRUCTURES.
3. THE CONTRACT DOCUMENTS DESCRIBE DESIGN INTENT, AND ARE NOT INTENDED TO BE ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR MEANS AND METHODS TO PROVIDE COMPLETE OPERATIONAL SYSTEMS AND INSTALLATIONS. NO CLAIMS FOR ADDITIONAL WORK WILL BE AWARDED FOR WORK WHICH IS DESCRIBED IN THESE DOCUMENTS OR WHICH IS REASONABLY INFERABLE FROM THEM.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR THOROUGH COORDINATION OF TRADES. ALL CLAIMS FOR ADDITIONAL WORK WILL NOT BE AWARDED FOR ANY AND ALL WORK RELATED TO SUCH COORDINATION.
5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, AND CONDITIONS AT THE SITE, CONFIRM THAT THE WORK IS BUILDABLE AS SHOWN, AND NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH ANY AND ALL WORK IN QUESTION.
6. ALL DIMENSIONS ARE TO FINISH FACE OF CONCRETE, CENTERLINE OF STEEL, FACE OF STUD OR CASEWORK UNLESS NOTED OTHERWISE. DIMENSIONS NOTED AS "CLR" MUST BE PRECISELY MAINTAINED. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT ARCHITECTS APPROVAL UNLESS NOTED AS "+/-". VERIFY DIMENSIONS MARKED "V.I.F." PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND NOTIFY ARCHITECT OF ANY INCONSISTENCIES.
7. ALL DIMENSIONS, NOTES AND DETAILS SHOWN ON ONE PORTION OF A DRAWING SHALL APPLY TYPICALLY TO ALL OPPOSITEHAND AND/OR CONDITIONS UNLESS OTHERWISE NOTED.
8. "ALIGN" SHALL MEAN TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.
9. THE CONTRACT DOCUMENTS ARE COMPLIMENTARY. WHAT IS SHOWN OR REFERRED TO PARTIALLY OR WHOLE ON ANY SHALL BE PROVIDED AS THOUGH SHOWN ON ALL.
10. DO NOT SCALE DRAWINGS. DIMENSIONS SHALL GOVERN. DRAWINGS AT A LARGE SCALE SHALL TAKE PRECEDENCE OVER DRAWINGS OF A SMALL SCALE. DETAILS SHALL GOVERN OVER PLANS AND ELEVATIONS.
11. CONTRACTOR SHALL VERIFY LAYOUT OF PARTITIONS, DOORS, ELECTRICAL OUTLETS, DATA AND TELEPHONE OUTLETS, LIGHT FIXTURES, AND SWITCHES WITH ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION. CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST IN LOCATIONS OF ANY MECHANICAL, TELEPHONE, DATA, ELECTRICAL, LIGHTING, PLUMBING, AND SPRINKLER EQUIPMENT (TO INCLUDE BUT NOT LIMITED TO ALL PIPING, DUCTWORK AND CONDUIT AND THAT ALL REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE ARE PROVIDED.
12. DAMAGE TO NEW AND EXISTING MATERIALS, FINISHES, STRUCTURES, FURNITURE AND EQUIPMENT SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER AT THE EXPENSE OF THE CONTRACTOR.
13. ALL WORK LISTED, SHOWN OR IMPLIED ON ANY CONTRACT DOCUMENT SHALL BE SUPPLIED AND INSTALLED BY THE CONTRACTOR, EXCEPT WHERE NOTED OTHERWISE.
14. IN CASE OF CONFLICTS BETWEEN ARCHITECTS AND ENGINEER'S DRAWINGS IN THE LOCATION OF MATERIALS AND/OR EQUIPMENT, ARCHITECTURAL DRAWINGS SHALL GOVERN. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF SUCH CONFLICT.
15. ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE INSTALLED, CONNECTED, ERECTED CLEANED, AND CONDITIONED PER THE MANUFACTURER'S INSTRUCTIONS. IN CASE OF DIFFERENCES BETWEEN MANUFACTURER'S INSTRUCTIONS AND THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT BEFORE PROCEEDING WITH THE WORK IN QUESTION.
16. ALL WORK NOTED AS "BY OTHERS" OR "N.I.C." SHALL BE PROVIDED BY OWNER OR UNDER SEPARATE CONTRACT. SUBMIT TO THE ARCHITECT AND OWNER SCHEDULE REQUIREMENTS FOR THIS "OTHER" WORK IN THE CONSTRUCTION PROGRESS SCHEDULE AND COORDINATE AS REQUIRED TO ASSURE ORDERLY SEQUENCE OF INSTALLATION.
17. THE CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS OF ALL SUBCONTRACTORS AND TRADES ON A DAILY BASIS AND SHALL EXERCISE STRICT CONTROL OVER JOB CLEANING TO PREVENT ANY DIRT, DEBRIS, OR DUST FROM AFFECTING ANY FINISHED AREAS IN OR OUTSIDE THE JOB SITE. BURNING OF DEBRIS ON SITE SHALL NOT BE PERMITTED.
18. CONTRACTOR SHALL NOT PROCEED WITH ANY WORK REQUIRING ADDITIONAL COMPENSATION BEYOND THE CONTRACT AMOUNT WITHOUT AUTHORIZATION FROM THE ARCHITECT OR OWNER'S REPRESENTATIVE. FAILURE TO OBTAIN AUTHORIZATION SHALL INVALIDATE ANY CLAIM FOR ADDITIONAL COMPENSATION.
19. SHORING AND BRACING OF THE EXISTING BUILDING TO REMAIN IS OUTSIDE OF THE ARCHITECT'S SCOPE. IF SHORING AND BRACING OF THE EXISTING STRUCTURE IS REQUIRED, CONTRACTOR TO EMPLOY A STRUCTURAL ENGINEER TO DESIGN AND A QUALIFIED SUBCONTRACTOR TO IMPLEMENT THIS WORK.
20. COORDINATE SUPPORT FOR NEW FLOOR OPENINGS WITH STRUCTURAL DRAWINGS WHERE APPLICABLE, INSTALL NEW STRUCTURAL MEMBERS (OR ADEQUATE SHORING/BRACING) BEFORE CUTTING OPENINGS.
21. A HAZARDOUS MATERIALS REPORT HAS BEEN PROVIDED BY OWNER, WHO WILL CONTRACT DIRECTLY WITH CONTRACTOR FOR REMOVAL. THE WORK INDICATED HEREIN AND IN RELATED SPECIFICATIONS (INCLUDING REQUIRED DEMOLITION WORK) DOES NOT ADDRESSES THE PRESENCE OF ASBESTOS. THE ARCHITECT IS NOT INVOLVED IN THE REMOVAL, TREATMENT, OR IDENTIFICATION OF ASBESTOS OR ANY OTHER HAZARDOUS MATERIAL IN ANY WAY.

CLAYTON KORTE



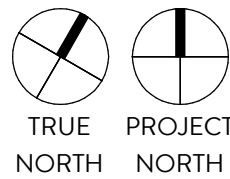
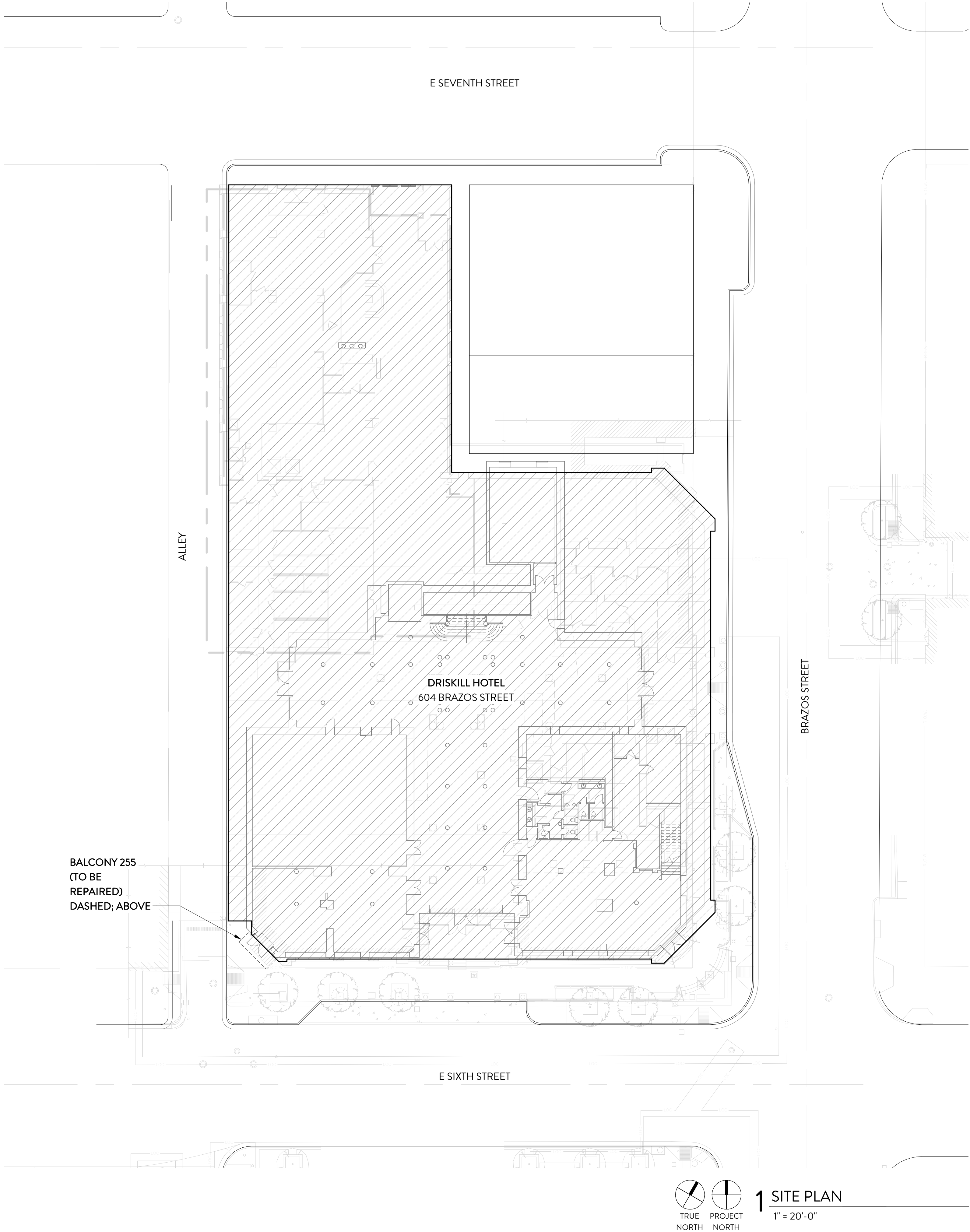
ISSUED DATE 11/28/23
PROJECT NUMBER 22044

DRISKILL BALCONY REPAIR

604 Brazos Street
Austin, Texas 78701

G1.0

COVER SHEET



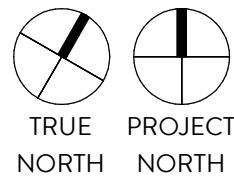
1 SITE PLAN
1" = 20'-0"



ISSUED DATE 11/28/23
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CLAYTON KORTE



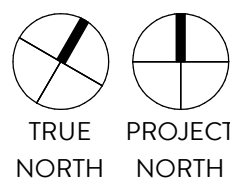
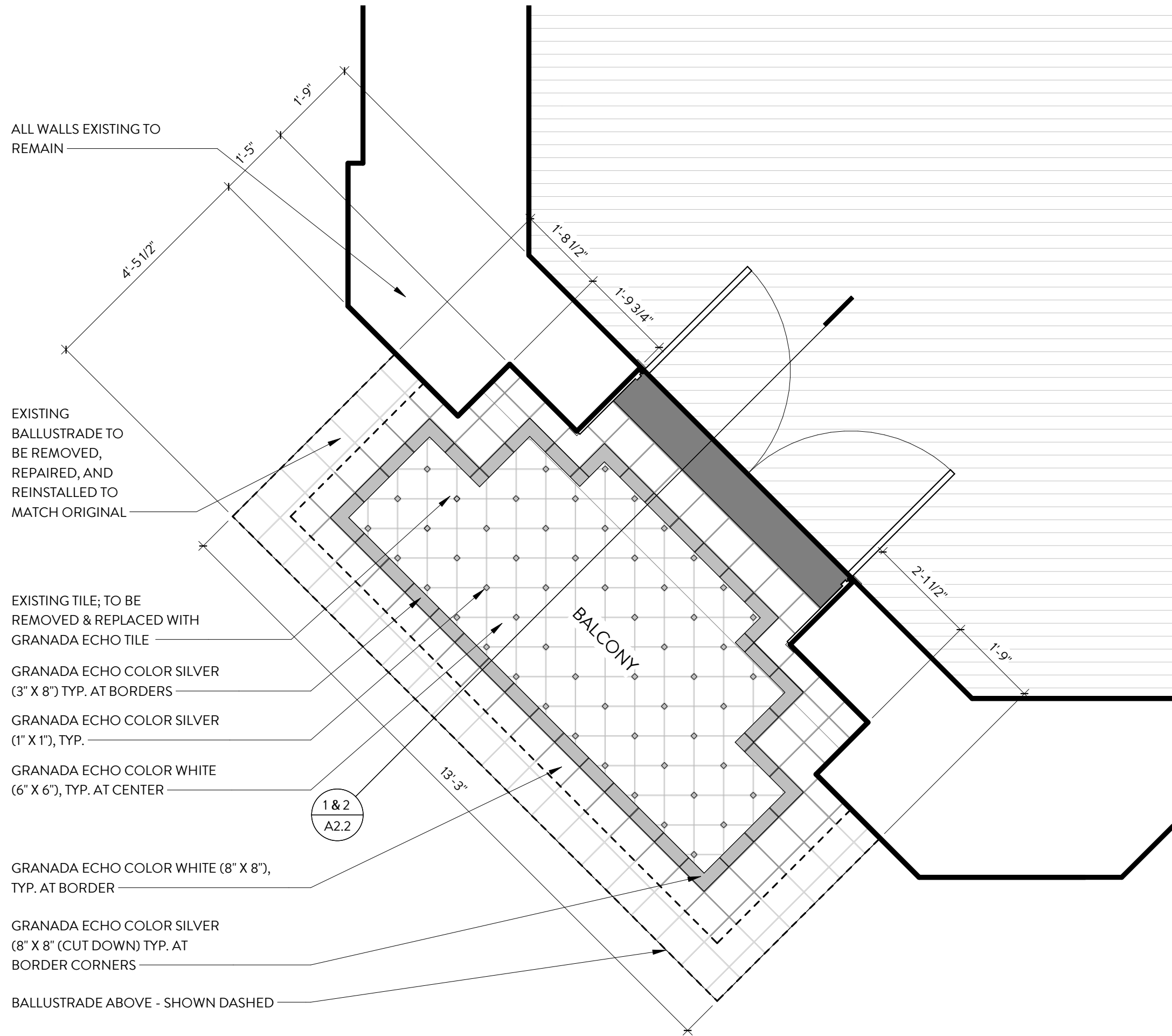
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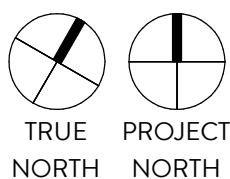
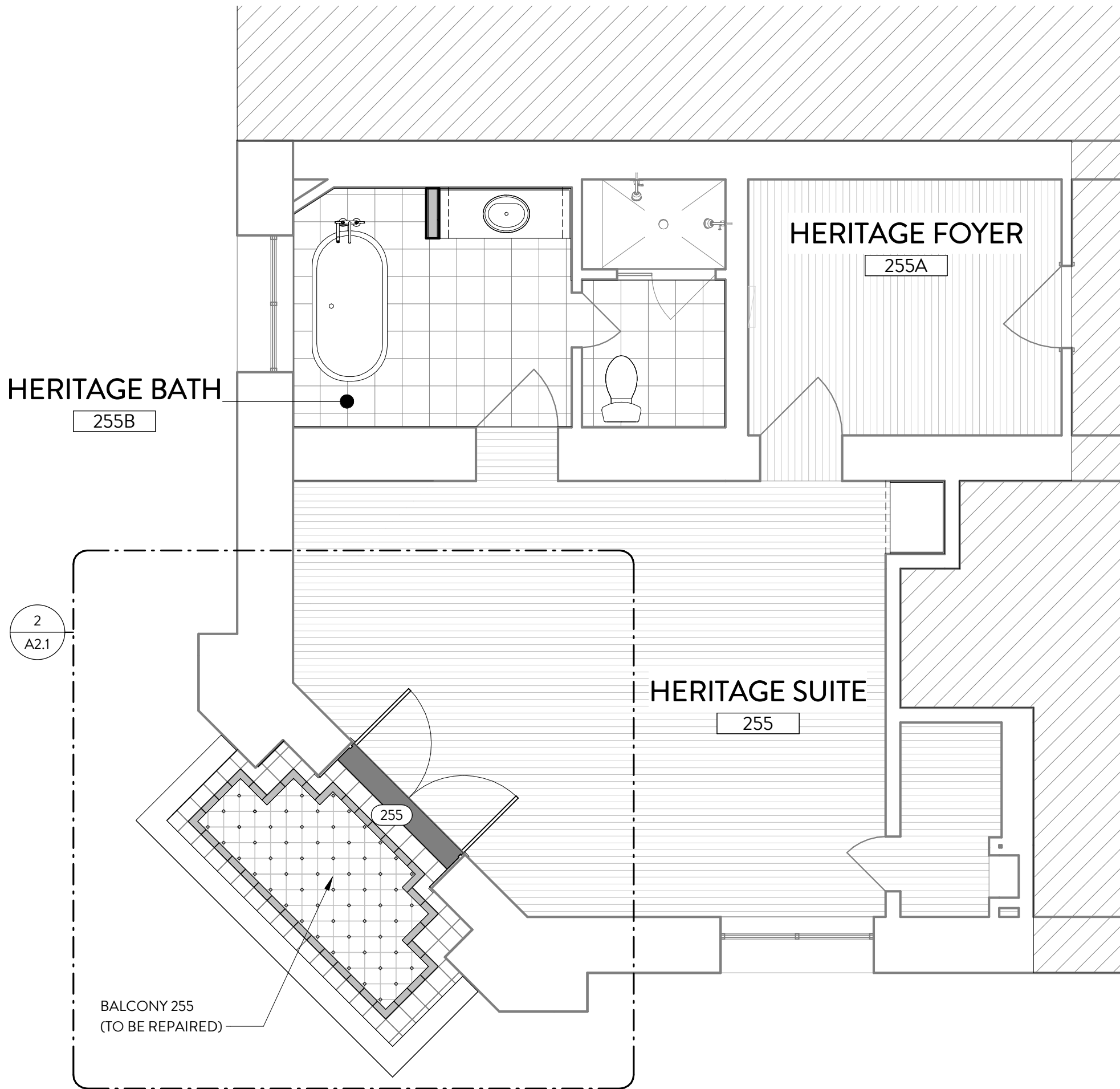
**604 Brazos Street
Austin, Texas 78701**

A1.1

MEZZANINE FLOOR PLAN



2 255 HERITAGE SUITE - BALCONY - ENLARGED
1/2" = 1'-0"



1 255 HERITAGE SUITE - FLOOR PLAN - ENLARGED
1/4" = 1'-0"

SELECTIVE DEMO & REPAIR NOTES

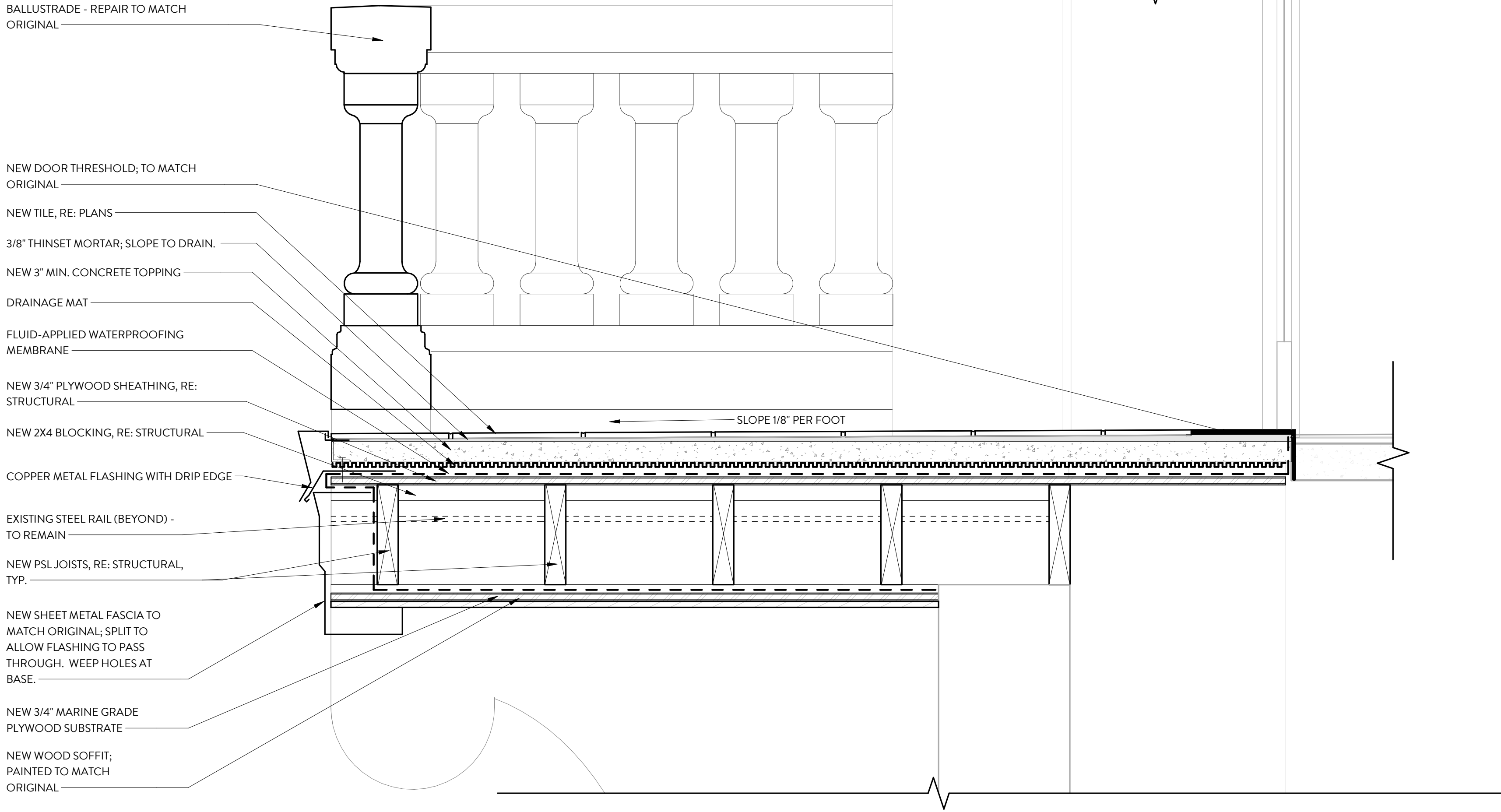
- BEFORE DEMOLITION BEGINS, COORDINATE INITIAL SELECTIVE DEMOLITION INVESTIGATION WITH ARCHITECT.
- DOCUMENT ALL AREAS TO BE SELECTIVELY DEMOLISHED, SALVAGED OR REMOVED FROM THE PROJECT WITH PHOTOS AND CORRESPONDING LIST. LIST TO INCLUDE DESCRIPTION AND DIMENSIONS OF ITEMS WITH CORRESPONDING ROOM NUMBERS. ALL ITEMS TO BE SALVAGED ARE TO BE LABELED WITH ROOM NUMBERS.
- CONTRACTOR TO COORDINATE HAZARDOUS MATERIAL ABATEMENT PRIOR TO GENERAL DEMOLITION.
- REFERENCE HISTORICAL NOTES ON COVER SHEET.
- THE DEMOLITION STAGE IS CRITICAL TO THE SUCCESS OF THIS PROJECT AND MUST BE CONSIDERED A STAGE OF DISCOVERY. EXTREME CARE MUST BE TAKEN, ESPECIALLY IN AREAS OF QUESTION TO NOT DESTROY ORIGINAL MATERIALS. RECKLESS DESTRUCTION OF SALVAGEABLE, RE-USEABLE ORIGINAL MATERIALS WILL NOT BE ALLOWED AND GC WILL BE RESPONSIBLE FOR REPLACEMENT OF DAMAGED MATERIALS.
- THE INTENT OF THE DEMOLITION PLAN IS TO REMOVE ALL ITEMS NOT REQUIRED FOR THE FINISHED PROJECT; OR THAT IS IN CONFLICT WITH NEW CONSTRUCTION. THE CONTRACTOR SHALL REMOVE/ RELOCATE ALL SUCH ITEMS AS REQUIRED FOR CONSTRUCTION.
- ALL EXISTING COMPONENTS TO REMAIN ARE TO BE PROTECTED DURING DEMOLITION AND CONSTRUCTION BY THE GENERAL CONTRACTOR (G.C.). ANY DAMAGED MATERIAL IS TO BE REPAIRED, REPLACED OR REBUILT IN A MANNER ACCEPTABLE TO THE OWNER AND ARCHITECT.
- SALVAGE ALL DOORS, HARDWARE, FIXTURES, TRIM, & ALL ITEMS NOTED ON DEMOLITION PLAN TO BE REMOVED. REVIEW WITH ARCHITECT & OWNER TO DETERMINE ITEMS FOR REUSE. WHERE DOORS ARE REMOVED AT OPENINGS TO BE INFILLED, SALVAGE EXISTING TRIM FOR POSSIBLE RE-USE. LABEL DOORS, HARDWARE & TRIM & STORE TOGETHER.
- ITEMS NOTED TO BE SAVED OR SALVAGED FOR REUSE ARE TO BE STORED ON SITE, FOR REUSE BY THE OWNER OR GENERAL CONTRACTOR AT THIS SITE. ALL ITEMS NOTED REMOVE/RETAIN FOR FUTURE USE SHALL BE PHOTOGRAPHED IN PLACE, CLEARLY LABELED AND STORED.
- PATCH , REPAIR, AND PREPARE ALL SURFACES AS REQUIRED TO ACCOMMODATE FINISHES INDICATED IN NEW WORK.
- REMOVE ROTTED WOOD WHEN ENCOUNTERED. DOCUMENT EXISTING CONDITION FOR REPLACEMENT. REVIEW SCOPE WITH OWNER AND ARCHITECT PRIOR TO REMOVAL.
- AFTER PARTIAL DEMOLITION, ARCHITECT AND STRUCTURAL ENGINEER TO REVIEW AND ADVISE FOR REPAIR/ MODIFICATION SCOPE.
- EXISTING WALLS AND STRUCTURE ARE NOT NECESSARILY SHOWN IN THEIR ENTIRETY OR ABSOLUTELY CORRECT LOCATION. CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO BIDDING. ANY DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR DIRECTION AND OR CLARIFICATION.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY DEMOLITION OF THE BUILDING SYSTEMS, AND PATCHING OR REPAIR OF EXISTING BUILDING FINISHES/SITE FEATURES AFFECTED BY NEW CONSTRUCTION.
- COORDINATE SUPPORT FOR NEW WALL OPENINGS (OR WALLS TO BE REMOVED) WITH STRUCTURAL DRAWINGS. WHERE APPLICABLE, INSTALL NEW STRUCTURAL MEMBERS (OR ADEQUATE SHORING/BRACING) BEFORE CUTTING OPENINGS.
- ALL DIMENSIONS AND CONDITIONS ABUTTING THE EXISTING CONSTRUCTION ARE APPROXIMATE. ALL SUCH CONDITIONS SHALL BE FIELD VERIFIED BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT. OPENING SIZES NOTED ON THE DEMOLITION DRAWINGS ARE TO BE COORDINATED WITH THE ARCHITECTURAL, STRUCTURAL, AND MEP DRAWINGS, PRIOR TO CUTTING OPENINGS.
- DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING WITH CONSTRUCTION.
- POTABLE WATER AND ELECTRICITY WILL BE PROVIDED BY THE OWNER AS NEEDED FOR DEMOLITION & CONSTRUCTION PHASES.
- SOME EXISTING EQUIPMENT TO BE REUSED. COORDINATE WITH OWNER FOR TEMPORARY STORAGE DURING CONSTRUCTION.
- WHERE PORTIONS OF WALLS ARE REMOVED FOR NEW OPENINGS, COORDINATE HEIGHT OF DEMOLISHED OPENING WITH FINISHED OPENING SIZE AND ANY ADDED STRUCTURE REQUIRED.



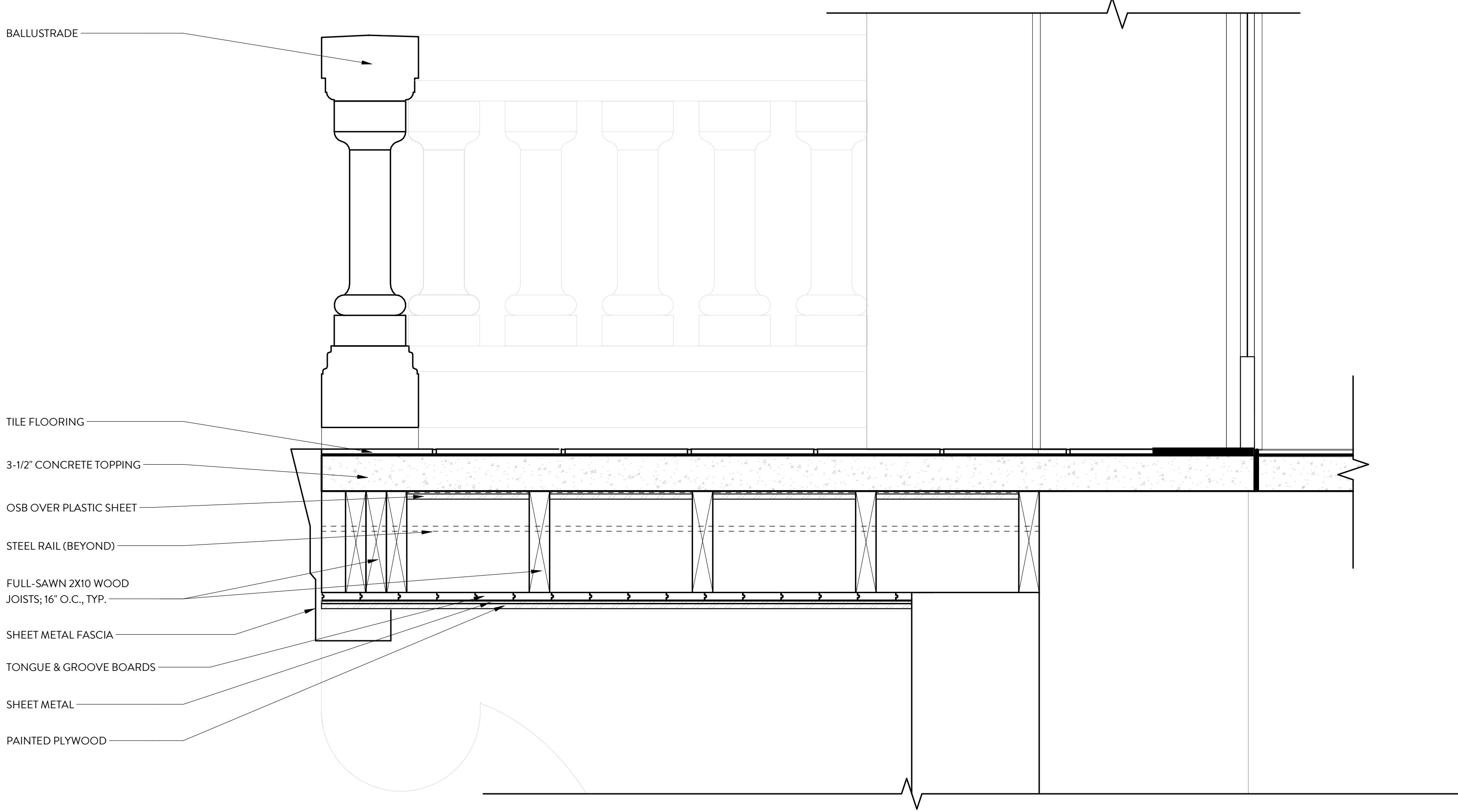
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DRISKILL BALCONY REPAIR

604 Brazos Street
Austin, Texas 78701



2 SECTION THROUGH BALCONY - NEW
1 1/2" = 1'-0"



1 SECTION THROUGH BALCONY - EXISTING
1 1/2" = 1'-0"

SELECTIVE DEMO & REPAIR NOTES

- BEFORE DEMOLITION BEGINS, COORDINATE INITIAL SELECTIVE DEMOLITION INVESTIGATION WITH ARCHITECT.
- DOCUMENT ALL AREAS TO BE SELECTIVELY DEMOLISHED, SALVAGED OR REMOVED FROM THE PROJECT WITH PHOTOS AND CORRESPONDING LIST. LIST TO INCLUDE DESCRIPTION AND DIMENSIONS OF ITEMS WITH CORRESPONDING ROOM NUMBERS. ALL ITEMS TO BE SALVAGED ARE TO BE LABELED WITH ROOM NUMBERS.
- CONTRACTOR TO COORDINATE HAZARDOUS MATERIAL ABATEMENT PRIOR TO GENERAL DEMOLITION.
- REFERENCE HISTORICAL NOTES ON COVER SHEET.
- THE DEMOLITION STAGE IS CRITICAL TO THE SUCCESS OF THIS PROJECT AND MUST BE CONSIDERED A STAGE OF DISCOVERY. EXTREME CARE MUST BE TAKEN, ESPECIALLY IN AREAS OF QUESTION TO NOT DESTROY ORIGINAL MATERIALS. RECKLESS DESTRUCTION OF SALVAGEABLE, RE-USEABLE ORIGINAL MATERIALS WILL NOT BE ALLOWED AND GC WILL BE RESPONSIBLE FOR REPLACEMENT OF DAMAGED MATERIALS.
- THE INTENT OF THE DEMOLITION PLAN IS TO REMOVE ALL ITEMS NOT REQUIRED FOR THE FINISHED PROJECT; OR THAT IS IN CONFLICT WITH NEW CONSTRUCTION. THE CONTRACTOR SHALL REMOVE/ RELOCATE ALL SUCH ITEMS AS REQUIRED FOR CONSTRUCTION.
- ALL EXISTING COMPONENTS TO REMAIN ARE TO BE PROTECTED DURING DEMOLITION AND CONSTRUCTION BY THE GENERAL CONTRACTOR (G.C.). ANY DAMAGED MATERIAL IS TO BE REPAIRED, REPLACED OR REBUILT IN A MANNER ACCEPTABLE TO THE OWNER AND ARCHITECT.
- SALVAGE ALL DOORS, HARDWARE, FIXTURES, TRIM, & ALL ITEMS NOTED ON DEMOLITION PLAN TO BE REMOVED. REVIEW WITH ARCHITECT & OWNER TO DETERMINE ITEMS FOR REUSE. WHERE DOORS ARE REMOVED AT OPENINGS TO BE INFILLED, SALVAGE EXISTING TRIM FOR POSSIBLE RE-USE. LABEL DOORS, HARDWARE & TRIM & STORE TOGETHER.
- ITEMS NOTED TO BE SAVED OR SALVAGED FOR REUSE ARE TO BE STORED ON SITE, FOR REUSE BY THE OWNER OR GENERAL CONTRACTOR AT THIS SITE. ALL ITEMS NOTED REMOVE/RETAIN FOR FUTURE USE SHALL BE PHOTOGRAPHED IN PLACE, CLEARLY LABELED AND STORED.
- PATCH, REPAIR, AND PREPARE ALL SURFACES AS REQUIRED TO ACCOMMODATE FINISHES INDICATED IN NEW WORK.
- REMOVE ROTTED WOOD WHEN ENCOUNTERED. DOCUMENT EXISTING CONDITION FOR REPLACEMENT. REVIEW SCOPE WITH OWNER AND ARCHITECT PRIOR TO REMOVAL.
- AFTER PARTIAL DEMOLITION, ARCHITECT AND STRUCTURAL ENGINEER TO REVIEW AND ADVISE FOR REPAIR/ MODIFICATION SCOPE.
- EXISTING WALLS AND STRUCTURE ARE NOT NECESSARILY SHOWN IN THEIR ENTIRETY OR ABSOLUTELY CORRECT LOCATION. CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO BIDDING. ANY DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR DIRECTION AND OR CLARIFICATION.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY DEMOLITION OF THE BUILDING SYSTEMS, AND PATCHING OR REPAIR OF EXISTING BUILDING FINISHES/SITE FEATURES AFFECTED BY NEW CONSTRUCTION.
- COORDINATE SUPPORT FOR NEW WALL OPENINGS (OR WALLS TO BE REMOVED) WITH STRUCTURAL DRAWINGS. WHERE APPLICABLE, INSTALL NEW STRUCTURAL MEMBERS (OR ADEQUATE SHORING/BRACING) BEFORE CUTTING OPENINGS.
- ALL DIMENSIONS AND CONDITIONS ABUTTING THE EXISTING CONSTRUCTION ARE APPROXIMATE. ALL SUCH CONDITIONS SHALL BE FIELD VERIFIED BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT. OPENING SIZES NOTED ON THE DEMOLITION DRAWINGS ARE TO BE COORDINATED WITH THE ARCHITECTURAL, STRUCTURAL, AND MEP DRAWINGS, PRIOR TO CUTTING OPENINGS.
- DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING WITH CONSTRUCTION.
- POTABLE WATER AND ELECTRICITY WILL BE PROVIDED BY THE OWNER AS NEEDED FOR DEMOLITION & CONSTRUCTION PHASES.
- SOME EXISTING EQUIPMENT TO BE REUSED. COORDINATE WITH OWNER FOR TEMPORARY STORAGE DURING CONSTRUCTION.
- WHERE PORTIONS OF WALLS ARE REMOVED FOR NEW OPENINGS, COORDINATE HEIGHT OF DEMOLISHED OPENING WITH FINISHED OPENING SIZE AND ANY ADDED STRUCTURE REQUIRED.

