The Contractor shall coordinate work between all trades in this contract to ensure a smooth and timely workflow. Building permitting will be coordinated by the Owner and Architect. Contractor is responsible for all trade permits, and local government requirements. Installed: inform all subcontractors and workmen of these requirements. All work shall be performed in accordance with the International Building Code, 2015, related trade codes, and applicable local codes, ordinances and laws.
KEYNOTES - NEW SITE & ROOF PLAN
1. New site layout.
2. New 6" x 12" awning.
3. New metal roofing materials.
4. Investigate cause of damage, then repoint masonry below window to match original mortar.
5. New fence and 2' tall retaining wall.
6. Reseal and restripe parking lot.
7. Van accessible space striping and signage.
8. Signage for bicycle parking.
10. New mechanical and electrical equipment.
12. Existing one-story building for new entry.
15. New concrete footing with existing concrete foundation.

KEYNOTES - DEMO SITE & ROOF PLAN
1. Remove existing shrubs.
2. Remove existing stairs and landing.
3. Remove existing wood and stone deck and stairs.
4. Remove existing fence.
5. Remove existing A/C unit and pad.
6. Prep and clear area for masonry repair.
7. Remove metal box.
8. Remove and prepare to replace roof.
9. Remove failed retaining wall.
10. Remove existing mechanical building.
11. Remove existing A/C unit.
12. Refer to electrical plans for electrical demo scope.
13. Refer to mechanical plans for mechanical demo scope.
14. Refer to plumbing plans for plumbing demo scope.
15. Refer to fire protection plans for fire protection demo scope.
16. Refer to structural plans for structural demo scope.
17. Refer to HVAC plans for HVAC demo scope.
18. Refer to electrical plans for electrical demo scope.
19. Refer to mechanical plans for mechanical demo scope.
20. Refer to plumbing plans for plumbing demo scope.
21. Refer to fire protection plans for fire protection demo scope.
22. Refer to structural plans for structural demo scope.
23. Refer to HVAC plans for HVAC demo scope.

NOTES:
- Ref: A-101 for Site Protection Plan
- Ref: A-122 for Demo Plan

NOTES:
- Ref: A-101 for Site Protection Plan
- Ref: A-122 for New Roof Plan

ISSUE DATE: 2/14/2020
EXP 10/31/20
EXISTING LIMESTONE WALLS TO REMAIN

REPLACE WOOD SIDING TO MATCH ADJACENT SIDES; BACKPRIME ALL WOOD

NEW 6" COPPER HALF-ROUND GUTTERS AND 4" COPPER ROUND DOWNSPOUTS; DISCHARGE 24" MIN. AWAY FROM BUILDING

REFRAME OPENING FOR THREE WINDOWS TO MATCH W104 AND W105

NEW PRECAST CONCRETE SPLASHBLOCK, TYP A-502

REPLACE ALL FLASHINGS @ CHIMNEYS, TYP. REPAIR FRAMING AND REPLACE FLASHINGS AT CRICKETS, TYP. EVALUATE FOR ADDITIONAL REPAIRS DURING ROOF REPLACEMENT

REPLACE ALL FLASHINGS @ CHIMNEYS, TYP.

NEW INFILL AND TRANSOM WINDOW PER DETAIL

NEW 6" COPPER HALF-ROUND GUTTERS AND 4" COPPER ROUND DOWNSPOUTS; DISCHARGE 24" AWAY FROM BUILDING

REPLACE ALL SIDING WITH HARDIEPLANK (OR APP EQ) SMOOTH BOARD SIDING

REPLACE ALL FLASHINGS @ CHIMNEYS, TYP.

NEW ACCESSIBLE RAMPS AND RAIL OF RAMPS; REDUCE RAMP

RESTORE HISTORIC LIGHT FIXTURES FOR REUSE (2)

NEW 6" COPPER HALF-ROUND GUTTERS AND 4" COPPER ROUND DOWNSPOUTS; DISCHARGE 24" MIN. AWAY FROM BUILDING

REPLACE ALL FLASHINGS @ CHIMNEYS, TYP.

NEW CONCRETE LANDING AND RAIL OF RAMPS; REDUCE RAMP

REPLACE WOOD SIDING TO MATCH ADJACENT SIDES; BACKPRIME ALL WOOD

NEW 6" COPPER HALF-ROUND GUTTERS AND 4" COPPER ROUND DOWNSPOUTS; DISCHARGE 24" MIN. AWAY FROM BUILDING

REPLACE ALL SIDING WITH HARDIEPLANK (OR APP EQ) SMOOTH BOARD SIDING

REPLACE ALL FLASHINGS @ CHIMNEYS, TYP.

NEW CONCRETE LANDING AND RAIL OF RAMPS; REDUCE RAMP

REPLACE ALL SIDING WITH HARDIEPLANK (OR APP EQ) SMOOTH BOARD SIDING

REPLACE ALL SIDING WITH HARDIEPLANK (OR APP EQ) SMOOTH BOARD SIDING
NEW COMPOSITION SHINGLE ROOF

REPLACE ALL FLASHINGS AT TIME OF RESTORATION OF ROOF: PROVIDE TYPICAL INSTALLATION OF HEAVY DUTY FLASHING AT EACH JUXTAPOSITION AND DECK GUTTER SYSTEMS TO MATCH EXISTING DECK SHINGLES. PROVIDE PRECAST CONCRETE SPLASH BLOCKS AT DECK GUTTER SYSTEMS.

NEW 6" COPPER HALF-ROUND GUTTERS AND 4" COPPER ROUND DOWNSPOUTS; DISCHARGE MIN. 24" AWAY FROM BUILDING. PROVIDE PRECAST CONCRETE SPLASH BLOCKS.

REPLACE ALL SIDING WITH HARDIEPLANK (OR APP. EQ.) SMOOTH BOARD SIDING.

NEW WINDOWS AND TRIM PER SCHEDULE; TYPICAL THIS ELEVATION.

NEW CEMENT PARGE OVER EXISTING CONCRETE FOUNDATION.

REPLACE ALL FLASHINGS AT TIME OF RESTORATION OF ROOF: PROVIDE TYPICAL INSTALLATION OF HEAVY DUTY FLASHING AT EACH JUXTAPOSITION AND DECK GUTTER SYSTEMS TO MATCH EXISTING DECK SHINGLES. PROVIDE PRECAST CONCRETE SPLASH BLOCKS AT DECK GUTTER SYSTEMS.

NEW 6" COPPER HALF-ROUND GUTTERS AND 4" COPPER ROUND DOWNSPOUTS; DISCHARGE MIN. 24" AWAY FROM BUILDING.

REPLACE ALL SIDING WITH HARDIEPLANK (OR APP. EQ.) SMOOTH BOARD SIDING.

NEW WINDOWS AND TRIM PER SCHEDULE; TYPICAL THIS ELEVATION.

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NEW WINDOWS AND TRIM PER SCHEDULE; TYPICAL THIS ELEVATION.

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NEW 6" COPPER HALF-ROUND GUTTERS AND 4" COPPER ROUND DOWNSPOUTS; DISCHARGE MIN. 24" AWAY FROM BUILDING.
RAILING AND PIER DETAIL

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

1'-0"
3'-0"
5/4" WOOD DECK
BRONZE HANDRAIL
BLUM 4534 or APP. EQ
4534C CORNER BENDS @ CORNERS
BLUM POSTS - VERIFY MATERIAL WITH ARCHITECT
(PRIOR STEEL AND BRONZE)
BLUM 268 COLLAR BASE OR APP. EQ.
WELD POST TO PLATE PER STRUCTURAL

1'-0"
2X6 PT MUD SILL OVER 30# FELT
4X6 BEAM
4X4 ANGLE WELD PLATE ANCHORED TO BEAM; ROUT DECKING TO LAY FLAT

5/4" WOOD TREADS
BRONZE HANDRAIL
BLUM 4534 or APP. EQ
4534C CORNER BENDS @ CORNERS
BLUM POSTS - VERIFY MATERIAL WITH ARCHITECT
(PRIOR STEEL AND BRONZE)
BLUM 268 COLLAR BASE OR APP. EQ.
1/4" x 2" BTM RAIL

RAILING AND PIER DETAIL

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

1'-0"
3'-0"
5/4" WOOD DECK
BRONZE HANDRAIL
BLUM 4534 or APP. EQ
4534C CORNER BENDS @ CORNERS
BLUM POSTS - VERIFY MATERIAL WITH ARCHITECT
(PRIOR STEEL AND BRONZE)
BLUM 268 COLLAR BASE OR APP. EQ.
1/4" x 2" BTM RAIL

STAIR SECTION

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

1'-0"
3'-0"
5/4" WOOD TREADS
BRONZE HANDRAIL
BLUM 4534 or APP. EQ
4534C CORNER BENDS @ CORNERS
BLUM POSTS - VERIFY MATERIAL WITH ARCHITECT
(PRIOR STEEL AND BRONZE)
BLUM 268 COLLAR BASE OR APP. EQ.
1/4" x 2" BTM RAIL

RAMP DETAIL

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

1'-0"
3'-0"
5/4" WOOD TREADS
BRONZE HANDRAIL
BLUM 4534 or APP. EQ
4534C CORNER BENDS @ CORNERS
BLUM POSTS - VERIFY MATERIAL WITH ARCHITECT
(PRIOR STEEL AND BRONZE)
BLUM 268 COLLAR BASE OR APP. EQ.
1/4" x 2" BTM RAIL
EXISTING LIMESTONE WALLS TO REMAIN

REPLACE WOOD SIDING TO MATCH ADJACENT SIDES; BACKPRIME ALL WOOD

NEW 6" HALF-ROUND GUTTERS AND 4" ROUND DOWNSPOUTS; DISCHARGE 24" MIN. AWAY FROM BUILDING

REFRAME OPENING FOR THREE WINDOWS TO MATCH W104 AND W105

NEW PRECAST CONCRETE SPLASHBLOCK, TYP ALL

NEW COMPOSITION SHINGLE ROOF

REPLACE ALL FLASHINGS @ CHIMNEYS, TYP

REPAIR FRAMING AND REPLACE FLASHINGS AT CRICKETS, TYP

EVALUATE FOR ADDITIONAL REPAIRS DURING ROOF REPLACEMENT

REPLACE ALL SIDING WITH HARDIEPLANK (OR APP EQ)

SMOOTH BOARD SIDING

REPAIR MASONRY TO MATCH EXISTING ADJACENT

NEW INFILL AND TRANSOM WINDOW PER DETAIL

RESTORE WINDOW AND MAKE LOWER SASH OPERABLE PER WINDOW SCHEDULE

NEW ROOF VENT FOR OAHU - REF: MECHANICAL

REMOVE PAINT FROM STONE HEADERS AND SILLS; CONSULT W/ ARCHITECT FOR ADD'L WORK THAT MAY BE REQ'D, TYP ALL

REPLACE ALL MASONRY STAINING WITH PROSOCO 942 LIMESTONE AND MARBLE CLEANER, TYP THIS ELEVATION

TYPICAL DEEP LIMESTONE CLEANER, TYP THIS ELEVATION

NORTH ELEVATION - OPTION 1

Scale: 1/8" = 1'-0"

OPTION 1 - REPLICATE TRANSOM AND SIDELIGHTS MAKE DOOR INOPERABLE

NORTH ELEVATION - OPTION 2

Scale: 1/8" = 1'-0"

OPTION 2 - NEW INFILL IN PROPORTION TO THE NORTH ELEVATION WINDOWS NO REAL HISTORIC REFERENCE. FROM INSIDE, CAN BE TRIMMED TO LOOK LIKE WINDOWS