Existing Front Elevation of 3103-3105 East Marshall St.

Historic Front Elevation of 3103-3105 East Marshall St.

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DESIGN / BUILD
SERVICES
PREPARED BY: ESS

CONTRACTOR LIC#
2705151307

SCJ@ESS-PS.CO
804-304-3201

RENOVATION & ADDITION
3101-3105 EAST MARSHALL ST

OWNER: DATA PRO INVESTMENTS
3101 - 3105 EAST MARSHALL ST, RICHMOND, VIRGINIA 23223

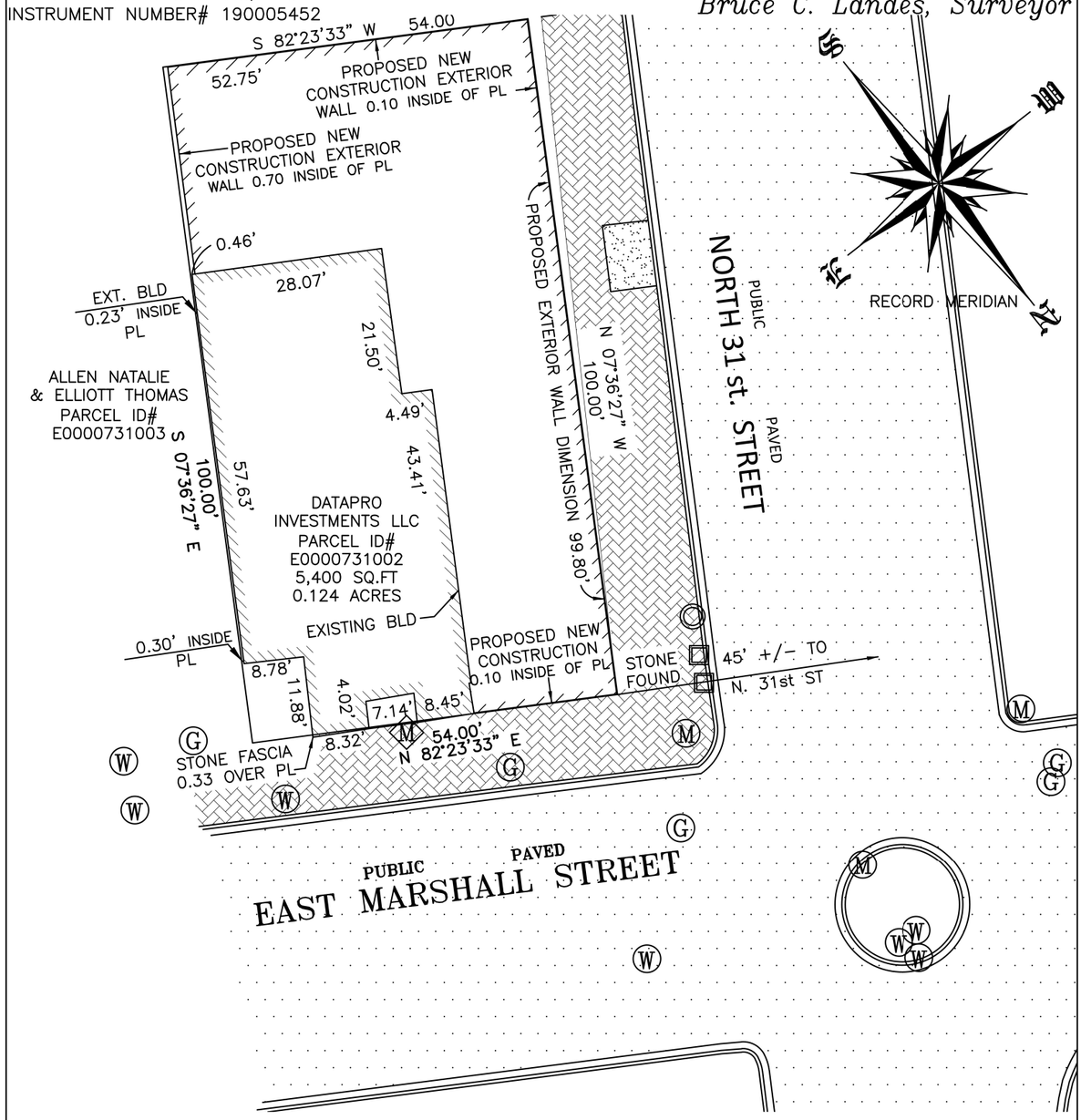
DATE:

5/25/2021

SHEET:

RE: DATAPRO INVESTMENTS, LLC
INSTRUMENT NUMBER# 190005452

Bruce C. Landes, Surveyor



COMPILED SPECIAL PURPOSE PLAN
FOR REVIEW NOT FOR CONSTRUCTION

COMPILED SPECIAL PURPOSE PLAN
FOR REVIEW NOT FOR CONSTRUCTION
AT
3101, 3103, 3105
EAST MARSHALL STREET
RICHMOND, VA 23223
CITY OF RICHMOND, VA
NOVEMBER 09, 2020 SCALE 1" = 20'

COMMONWEALTH OF VIRGINIA
BRUCE C. LANDES
LIC. NO. 54-17-3 (A) 1342
LAND SURVEYOR

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FILE: RICHMOND CITY

PLAT CHECKED BY: BCL DRAFTER: RAM JOB NO.: 25003

SHEET: 001

DATE: 5/25/2021

RENOVATION & ADDITION
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Historic Front Elevation of 3103-3105 East Marshall St.

DESIGN (CAR) NOTES:

Proposed Project Description :

The attached design proposes complete renovation of the existing building and also construction of a side and rear addition 3 stories high. The improved building will be mixed use.

Unit Description Below:

9 - Residential apartment units

2 - Commercial units.

- Exterior Design Changes:

Parking:

A. Revised Plan to include outdoor space for the residents and bike parking. (A rate of one bike space per dwelling unit, and some for the c commercial uses,

B. Additional screening along the sidewalk, that is visually permeable, but provides additional privacy for the outdoor space and security for the bicycle parking area is needed.

B. Enlarge garbage area with steel tube frame and infill with composite(Trex)

C. Revise rear profile to include brick columns

Roofing :

A. Revise roof design and relocate hvac units on lowered corridor roof and provide future space for commercial Package units. (SUP Open space requirements)

B. Revise roof design to minimize impact height restriction(SUP Story Height requirement based on the R-63 Zoning District requirements).

C. Revise structural roof system to achieve NFPA 13, 13R, and 25 standard and minimum requirements. (All wet system and water-filled piping and sprinklers are to remain within the conditioned envelope of the building, and maintain a minimum of 40° Fahrenheit at all times) Sprinkler system design requirements simplified roof design.

D. Revise Roof design to include internal roof drainage.

Fenestration:

A. Building Facade Fenestration-Complies with R-63 Zoning requirements.

B. Redesign exterior entry doors and patios to encroachment onto city property

C. Remove all Existing windows on East elevation to accommodate (VUSBC 2015)

D. Revise connector to storefront instead of approved curtain wall (more consistent application for Multi-family application considering visibility of the floor system, and also the proximity of the openings to bathrooms on the 2nd and 3rd floor layouts.

- Interior Design Changes :

A. Revised Interior design of commercial space #1 to complies with R-63 requirements (Proposed use will be restaurant / cafe with maximum square footage of 1500 sqft.

B. Revised stairwell corridor to CMU walls to achieve IBC standards and minimum requirements

C. Interior redesign of apartment units and balconies on 2nd & 3rd floor to prevent encroachment.

D. Revise structural roof system to prevent encroachment onto City of Richmond property (recessed vestibule 5' into Corridor '

Finish Material Selection :

1) The New Masonry be Differentiated from the Historic Masonry in tone, size and /or bond pattern.
2) Final Masonry Specifications be submitted to staff for review and approval
3) Final window specifications be submitted to staff for review and approval
4) Final Material Specifications and Colors

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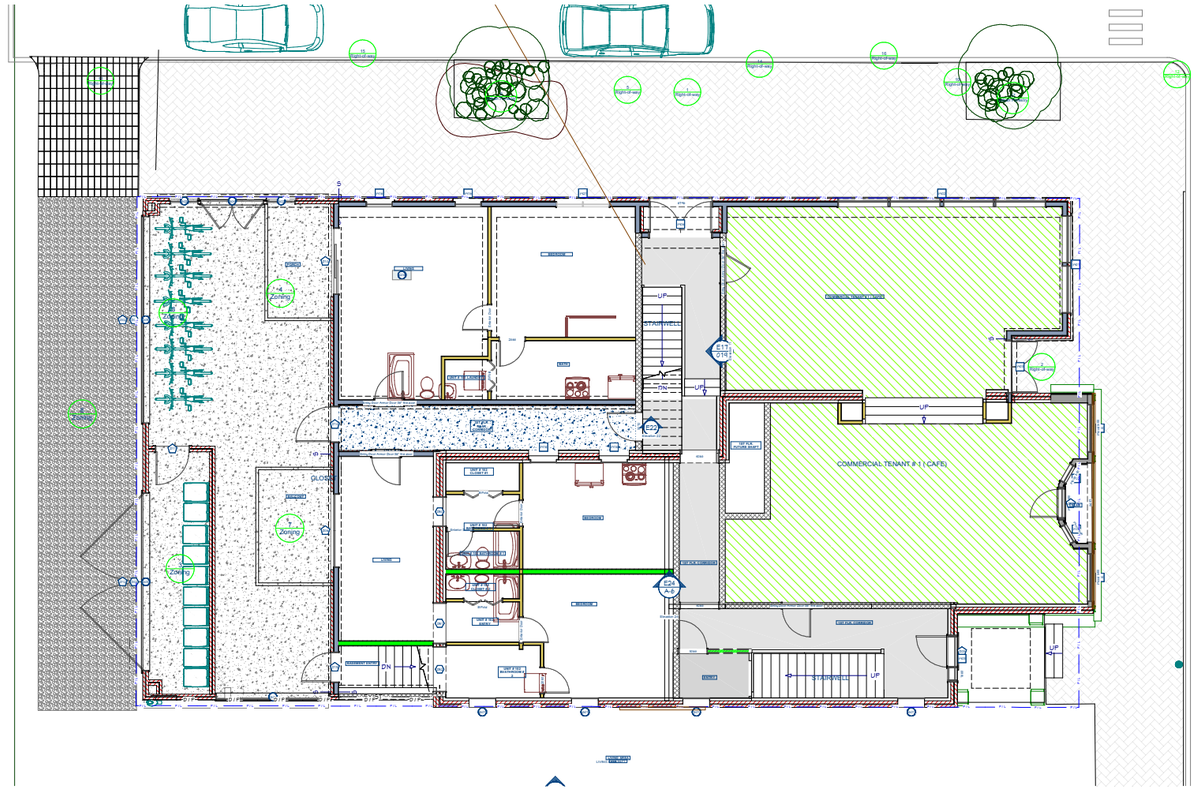
002

NOTE SCHEDULE	
1 Right-of-way	REMOVE CONCRETE APRON OPTION # 1 INSTALL NEW BRICK PAVERS AND GRANITE CURBING
2 Right-of-way	INSTALL NEW PAVERS TO MATCH EXISTING
3 Zoning	TRASH BIN ALONG PERIMETER WALL
4 Zoning	DECK
5 Right-of-way	REMOVE CONCRETE APRON OPTION # 2 INSTALL TREES AND GREENSCAPE/ GRANITE CURBING
6 Zoning	EXISTING ALLEY
7 Zoning	DECK
8 Zoning	BIKE STORAGE AREA
9 Other Property	PROVIDE TEMPORARY PROTECTION FENCE AROUND EXISTING FLOWER BED.
10 Right-of-way	PROVIDE TEMPORARY PROTECTION FENCE AROUND EXISTING SIGNPOST & SIGNAGE.
11 Right-of-way	INSTALL TEMPORARY 2" X 10 SLEEPERS WITH PLYWOOD COVERING TO PROTECT EXISTING BRICK ALLEY APRON
12 Right-of-way	REMOVE PAVERS INSTALL ADA COMPLIANT CORNER NEEDS TO BE APPROVED BY RDW BEFORE CONSTRUCTION
13 Right-of-way	INSTALL NEW GRANITE CURBING
14 Right-of-way	PROTECT EXISTING GRANITE CURBING
15 Right-of-way	PROTECT EXISTING GRANITE CURBING
16 Other Property	PROVIDE TEMPORARY PROTECTION FENCE AROUND EXISTING FLOWER BED.



SUP notes

Zoning (SUP) NOTES:

1 ALL PARKING REQUIREMENTS HAVE BEEN WAIVED

2 COMMERCIAL SPACE #1 - COMPLIES WITH R-63 REQUIREMENTS (PROPOSED USE WILL BE RESTAURANT / CAFE WITH MAXIMUM SQUARE FOOTAGE OF 1500 SQFT.

3 COMMERCIAL SPACE #2 - REQUEST SUP WAIVER FOR 3 PARKING SPACES (PROPOSED USE WILL BE CATERING WITH MAXIMUM OCCUPANCY OF 3 EMPLOYEES NOT IN CONJUNCTION TO COMMERCIAL SPACE #1

4 STORY HEIGHT -WE REQUEST A SUP WAIVER FOR THE STORY HEIGHT REQUIREMENT BASED ON THE R-63 ZONING DISTRICT REQUIREMENTS.

5 BUILDING FACADE FENESTRATION-COMPLIES WITH R-63 ZONING REQUIREMENTS.

6 LOT AREA- WE REQUEST A SUP WAIVER FOR THE LOT AREA REQUIREMENT BASED ON THE R-63 ZONING DISTRICT REQUIREMENTS.

7 THIS PROJECT HAS RECEIVED APPROVAL BY THE COMMISSION OF ARCHITECTURAL REVIEW(CAR). ALL EXTERIOR MATERIALS, COLORS, WINDOWS AND DOORS TO BE COORDINATED BY (CAR)

8 NO ENCROACHMENTS ARE PRESENT ON THIS PROJECT.

9 ALL EXISTING OPENINGS ON EAST WALL WILL BE BRICKED IN TO ACCOMMODATE (VUSBC 2015)

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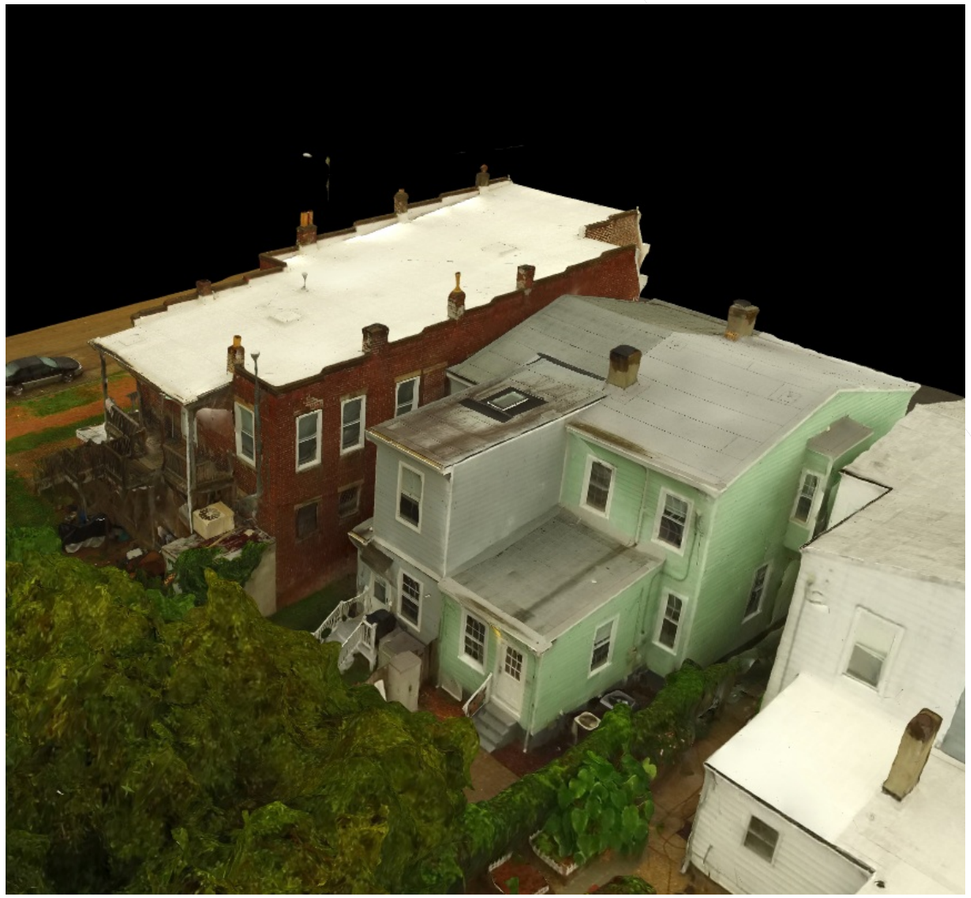

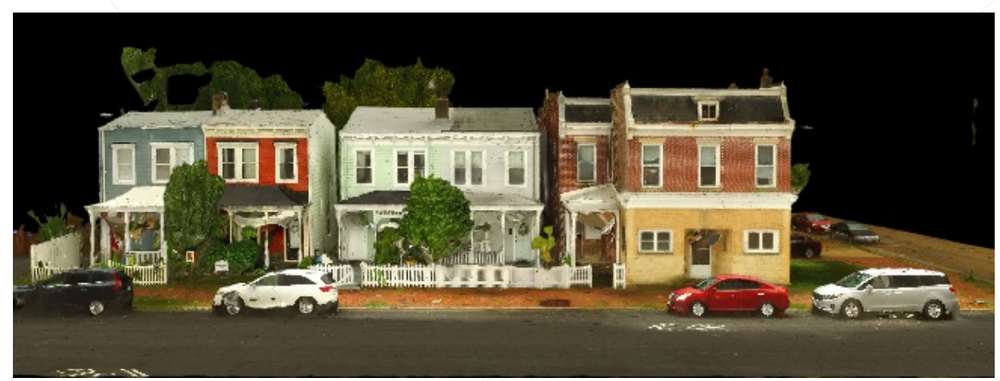

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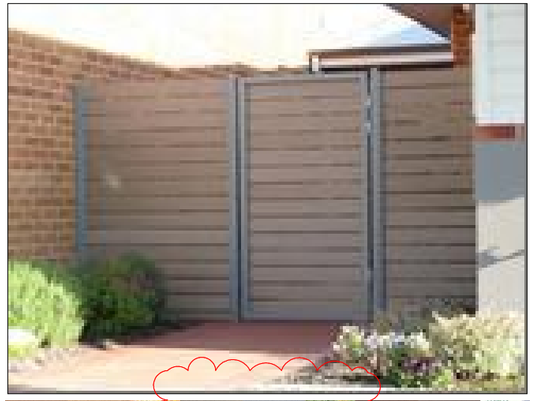
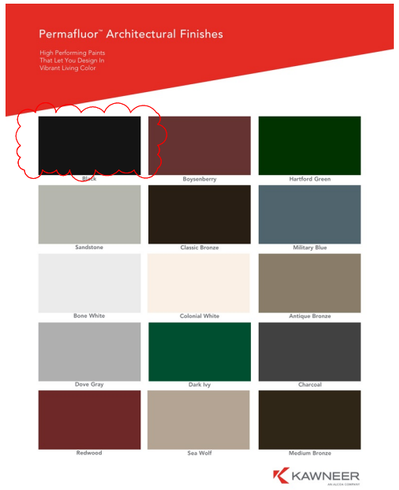
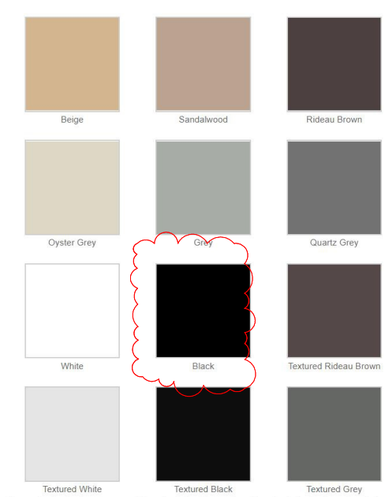




Standard Durarail Deck Railing Colors

Durarail Guard Rail and Fence Systems are available in 12 standard deck railing colors:



W-2500 Series - 7 colors

Brilliant White, Chestnut Bronze*, French Vanilla*, Mesa Red*, Hartford Green*, Desert Sand*, Black*

W-4500 Series - 28 colors

Brilliant White, Desert Sand*, Cascade*, Mesa Red*, Hartford Green*, Bone White*, Black*

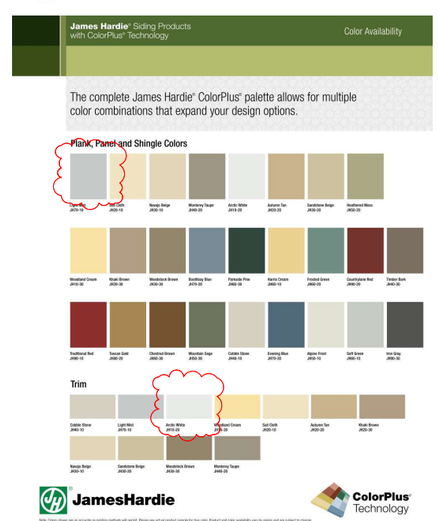
Dark Buckskin*, Mocha Cream*, Dark Chocolate*, Hunter Green*, French Vanilla*, Redwood*, Ivory*

Clear Anodized*, Champagne Anodized*, Light Bronze Anodized*, Medium Bronze Anodized*, Dark Bronze Anodized*, Extra Dark Bronze Anodized*, Black Anodized*

Sea Foam*, Heirloom White*, Chestnut Bronze*, Arctic Silver*, Sage Brown*, Bronze*, Smoke*

Exterior Aluminum-Cladding Paint Colors

**Available on Architect Series products only.*



Body Color – Stone (previously painted only) – Browns and Grays – all styles

SW 2807, SW 2808, SW 2838, SW 2856, SW 6006, SW 6069, SW 6146, SW 2821, SW 2844

Masonry Lintels (previously painted only) - Neutrals

SW 0023, SW 0049, SW 0054, SW 0055, SW 0077, SW 2821, SW 2844, SW 2845, SW 2850, SW 6199

Masonry Sills (previously painted only) – Neutrals

SW 0023, SW 0049, SW 0054, SW 0055, SW 0077, SW 2821, SW 2844, SW 2845, SW 2850, SW 6199

Wood-frame and Masonry Buildings

Window Sashes – Whites, Blacks, Neutrals

SW 0046, SW 0050, SW 0053, SW 2829, SW 2833, SW 7008

SW 0023, SW 0024, SW 0037, SW 0038, SW 0049, SW 0054, SW 2805, SW 2821, SW 2844, SW 2845

SW 6258, SW 6990, SW 7020, SW 7069

Shutters – Blacks, Greens

SW 6258, SW 6990, SW 7020, SW 7069

SW 0014, SW 2809, SW 2816, SW 2846, SW 2847, SW 6207

Doors – Blacks, Browns, Greens, Reds, Yellows, Neutrals

SW 2807, SW 2808, SW 2838, SW 2856, SW 6006, SW 6069, SW 6146

SW 0014, SW 2809, SW 2816, SW 2846, SW 2847, SW 6207

SW 0006, SW 0008, SW 0072, SW 2903, SW 2839

SW 0078, SW 2834, SW 2865, SW 6128, SW 6394

Porch Ceilings - Blues

SW 0052, SW 0059, SW 0068, SW 6477, SW 6478

Porch Floors – Neutrals

SW 0023, SW 0024, SW 0037, SW 0038, SW 0049, SW 0054, SW 2805, SW 2821, SW 2844, SW 2845

Metal Elements – Blacks, Greens

SW 6258, SW 6990, SW 7020, SW 7069

Metal Roofs – Blacks, Greens, Reds

SW 6258, SW 6990, SW 7020, SW 7069

SW 0014, SW 2809, SW 2816, SW 2846, SW 2847, SW 6207

Wood Fences – Whites and opaque neutral stains

SW 0046, SW 0050, SW 0053, SW 2829, SW 2833, SW 7008

SW 2807, SW 2808, SW 2838, SW 2856, SW 6006, SW 6069, SW 6146

SW 0023, SW 0024, SW 0037, SW 0038, SW 0049, SW 0054, SW 2805, SW 2821, SW 2844, SW 2845

DESIGN / BUILD SERVICES
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RENOVATION & ADDITION
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OWNER: DATA PRO INVESTMENTS
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Exterior Material Selection

SHEET:
006

WINDOW SCHEDULE

3D ELEVATION	NUMBER	LABEL	QTY	DIMENSIONS	FLOOR	CASING, EXTERIOR	DESCRIPTION	FRAME TYPE
	W02	2157FX	2	25"X87 1/4"FX	1	STOCK	FIXED GLASS	WOOD FRAME
	W03	EXISTING HISTORIC WINDOWS	1	56"X177"FX	1	STOCK	FIXED GLASS	WOOD FRAME
	W04	5157FX	2	60 13/16"X87"FX	1	STOCK	FIXED GLASS	WOOD FRAME
	W05	JELWEN4152850DH	16	33 3/8"X60"DH	2	STOCK	DOUBLE HUNG	METAL FRAME
	W06	EXISTING	1	39"X42"FX	3	STOCK	FIXED GLASS	WOOD FRAME
	W07	JELWEN4094W04-2650DH	4	30 3/8"X60"DH	3	STOCK	DOUBLE HUNG	METAL FRAME
	W12	W12-5426	2	64 7/16"X30"	3	STOCK	FIXED GLASS	METAL FRAME
	W13	EXISTING HISTORIC WINDOWS	1	39"X72"DH	2	STOCK	DOUBLE HUNG	WOOD FRAME
	W14	EXISTING HISTORIC WINDOWS	3	39"X78"DH	2	STOCK	DOUBLE HUNG	WOOD FRAME
	W15	JELWEN4152850DH	4	30 3/8"X60"DH	2	STOCK	DOUBLE HUNG	METAL FRAME
	W16	JELWEN4168W16-2850DH	4	33 3/8"X60"DH	1	STOCK	DOUBLE HUNG	METAL FRAME
	W18	JELWEN4168W18-2850DH	12	33 3/8"X60"DH	3	STOCK	DOUBLE HUNG	METAL FRAME
	W21	5750MU	1	66 3/4"X60"	1	STOCK	MULLED UNIT	METAL FRAME

DOOR SCHEDULE

3D PERSPECTIVE	DESCRIPTION	NUMBER	QTY	WIDTH	HEIGHT	FLOOR	FINISH
		D01	11			1	
	EXT. HINGED-DOOR E03	D03	1	40 "	82 "	1	ALDER (BLONDE), GLASS: STANDARD, COLOR - BLACK
	EXT. HINGED-DOOR F03	D04	2	36 "	80 "	2	COLOR - BLACK
	EXT. HINGED-DOOR F03	D05	2	36 "	80 "	3	COLOR - BLACK
	EXT. DOUBLE HINGED-GLASS PANEL	D06	1	72 "	80 "	1	GLASS: STANDARD, BLACK METAL BRUSHED
	EXT. DOUBLE HINGED-BEADED GATE	D07	1	74 3/16 "	99 7/16 "	1	ISLAND MIST
	EXT. SLIDER-GLASS PANEL	D08	2	72 "	80 "	2	GLASS: STANDARD; BLACK METAL BRUSHED
	EXT. SLIDER-GLASS PANEL	D09	2	72 "	80 "	3	GLASS: STANDARD; BLACK METAL BRUSHED
	EXT. SLIDER-GLASS PANEL	D10	1	83 "	96 "	1	GLASS: STANDARD; BLACK METAL BRUSHED
	EXT. HINGED-FRAMED	D11	1	42 "	93 "	1	JAVA
	EXT. DOUBLE HINGED-PANEL	D12	1	225 "	99 "	1	ISLAND MIST
	EXT. HINGED-GLASS PANEL	D13	1	36 "	80 "	1	GLASS: STANDARD, WHITE, COLOR - BLACK
	EXT. HINGED-FRAMED	D14	1	44 3/8 "	93 "	1	JAVA
	EXT. HINGED-GLASS PANEL	D15	1	31 "	80 "	1	GLASS: STANDARD; BLACK METAL BRUSHED
	EXT. HINGED-GLASS PANEL	D16	1	36 "	80 "	3	GLASS: STANDARD, WHITE

WINDOW SCHEDULE

3D ELEVATION	NUMBER	LABEL	QTY	DIMENSIONS	FLOOR	CASING, EX
	W01	1047 2MU	1	123 3/4"X86"	1	STOCK
	W02	2207 2MU	1	264 5/16"X86"	1	STOCK
	W03	5694MU	1	66"X112 1/4"	1	STOCK
	W04	CURTAINWALL	1	79"X224 7/8"	2	STOCK
	W05	TRULITE CURTAIN WALL	1	66 7/16"X229 11/16"	3	STOCK
	W06	6794MU	1	79"X112 1/4"	1	STOCK

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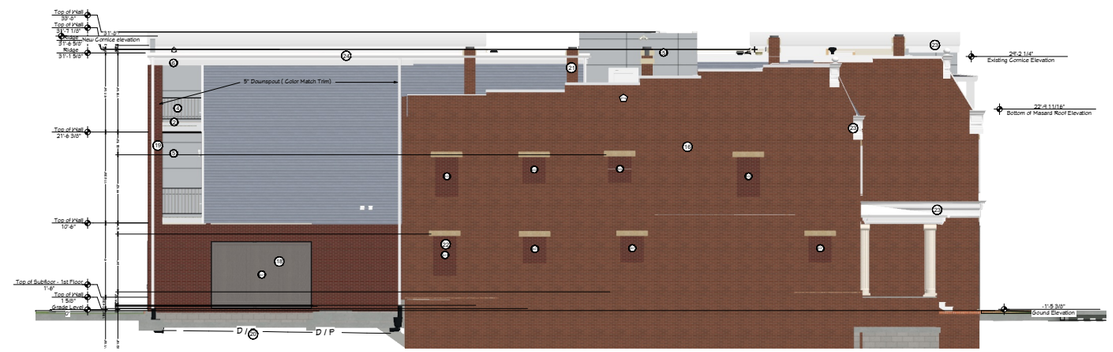
007

North Elevation

West Elevation

South Elevation



East Elevation

EXTERIOR FINISHES KEY	
1	BRICK (COLOR : BESSEMER GREY) MORTAR (COLOR : WR2521 SLATE)
2	TREX COMPOSITE DECKING (COLOR : TRANSCEND ISLAND MIST)
3	TRUELITE SW 700 CURTAIN WALL SYSTEM - (COLOR : DARK BRONZE)
4	ALUMINUM RAILS 42" HIGH (COLOR : SATIN BLACK RIVERA 1- C31)
5	HARDIE PANEL (COLOR : SILVER GRAY SW 0049)
6	HARDIE SOFFIT CEILING (COLOR : LIGHT MIST)
7	EXTERIOR FASCIA & TRIM (COLOR : WHITE)
8	EXTERIOR RIM BOARD & TRIM (COLOR : WHITE)
9	HARDIE BOARD LAP SIDING (COLOR: ROYCROFT MIST GRAY SW-2844
10	STEEL GARBAGE DOORS " HIGH (COLOR : SATIN BLACK RIVERA 1- C31)
11	SECURITY GATE " HIGH (COLOR : SATIN BLACK RIVERA 1- C31)
12	PARAPET WALLS EXTERIOR : HARDIEPANEL REVEAL SMOOTH (COLOR : SILVER GRAY SW 0049) PANEL LAYOUT WILL BE COORDINATED WITH WINDOW PLACEMENT TO INSURE THAT ALL PANELS ARE CENTERED AND EQUALLY SPACE VERTICALLY AND HORIZONTALLY . INTERIOR SIDE FULLY ADHERED TPO WITH METAL PARAPET CAP.
13	31ST STREET ELEVATION AND AND NEW STOREFRONT WILL REPLICATE THE HISTORIC STOREFRONT - ALL EXTERIOR TRIM, WINDOW & DOOR OPENINGS (COLOR : PEWTER TANKARD SW-0023)
14	HARDIEPANEL REVEAL SMOOTH (COLOR : SILVER GRAY SW 0049) PANEL LAYOUT WILL BE COORDINATED WITH WINDOW PLACEMENT TO INSURE THAT ALL PANELS ARE CENTERED AND EQUALLY SPACE VERTICALLY AND HORIZONTALLY .
15	EXISTING WINDOWS - (WINDOW COLOR : WHITE / TRIM COLOR : WHITE)
16	POINT-UP EXISTING BRICK AND MORTAR
17	PROTECT AND PRESERVE EXISTING SLATE ROOF
18	IN-FILL ALL EXISTING WINDOWS WITH MATCHING SALVAGED BRICKS
19	18" MASONRY COLUMN
20	UNDERGROUND STORM DRAIN
21	ALL CHIMNEYS WILL BE RESTORED AND CAPPED
22	IN-FILL ALL EXISTING WINDOWS ON EAST ELEVATION WITH MATCHING SALVAGED BRICKS RECESSED 2" INTO OPENING
23	ALL EXISTING EXTERIOR CORNICE, CAPITALS AND TRIM WILL BE RESTORED
24	ALL GUTTERS WILL BE BUILT-IN

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East Prospective

North Prospective

South Prospective

West Prospective

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Marshall St. Line of Sight

31st St. Line of Sight

Roof

31st St. Line of Sight

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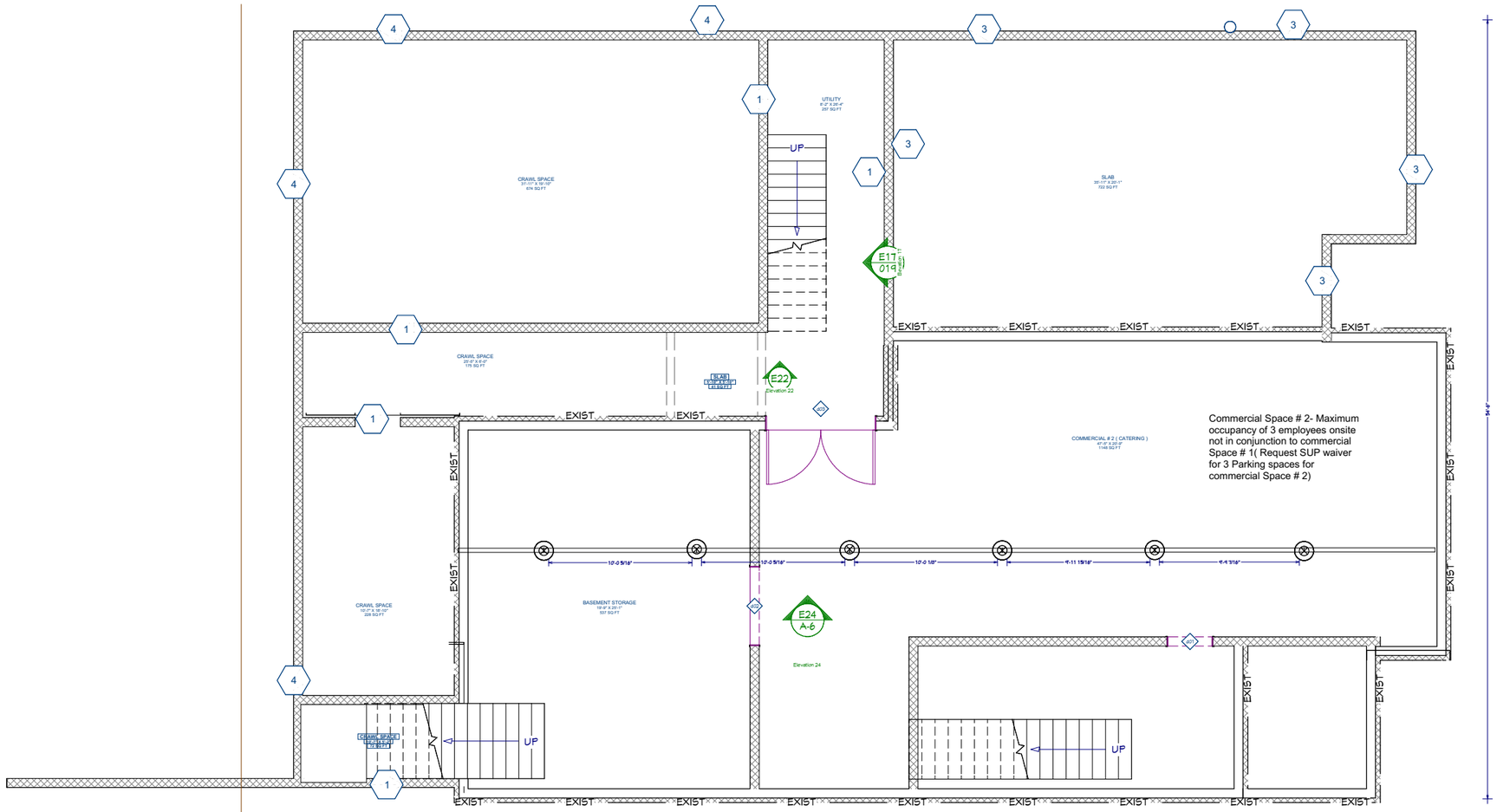
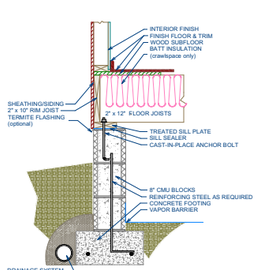
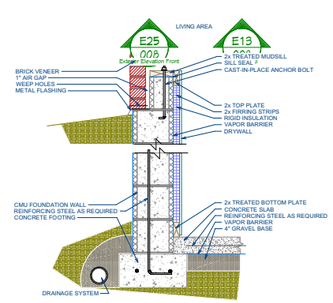
010

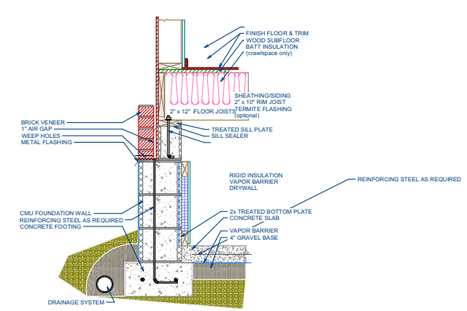




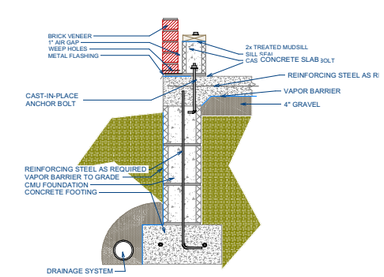
1 Foundation Type 1-8" CMU w/ Crawl Space
(print at 1"=1')



2 Foundation Type 2 -8" CMU Basement Foundation w/ Brick Ledge: Finished 2" Walls



4 Foundation Type 4 -10" CMU Foundation w/ Brick Ledge: Finished 2" Walls



3 Foundation Type 4 - 5" Monolithic Slab on 8" CMU Foundation w/ Brick Ledge

Foundation layout
1/4 in = 1 ft

DESIGN / BUILD SERVICES
PREPARED BY: ESS

CONTRACTOR LIC#
2705151307

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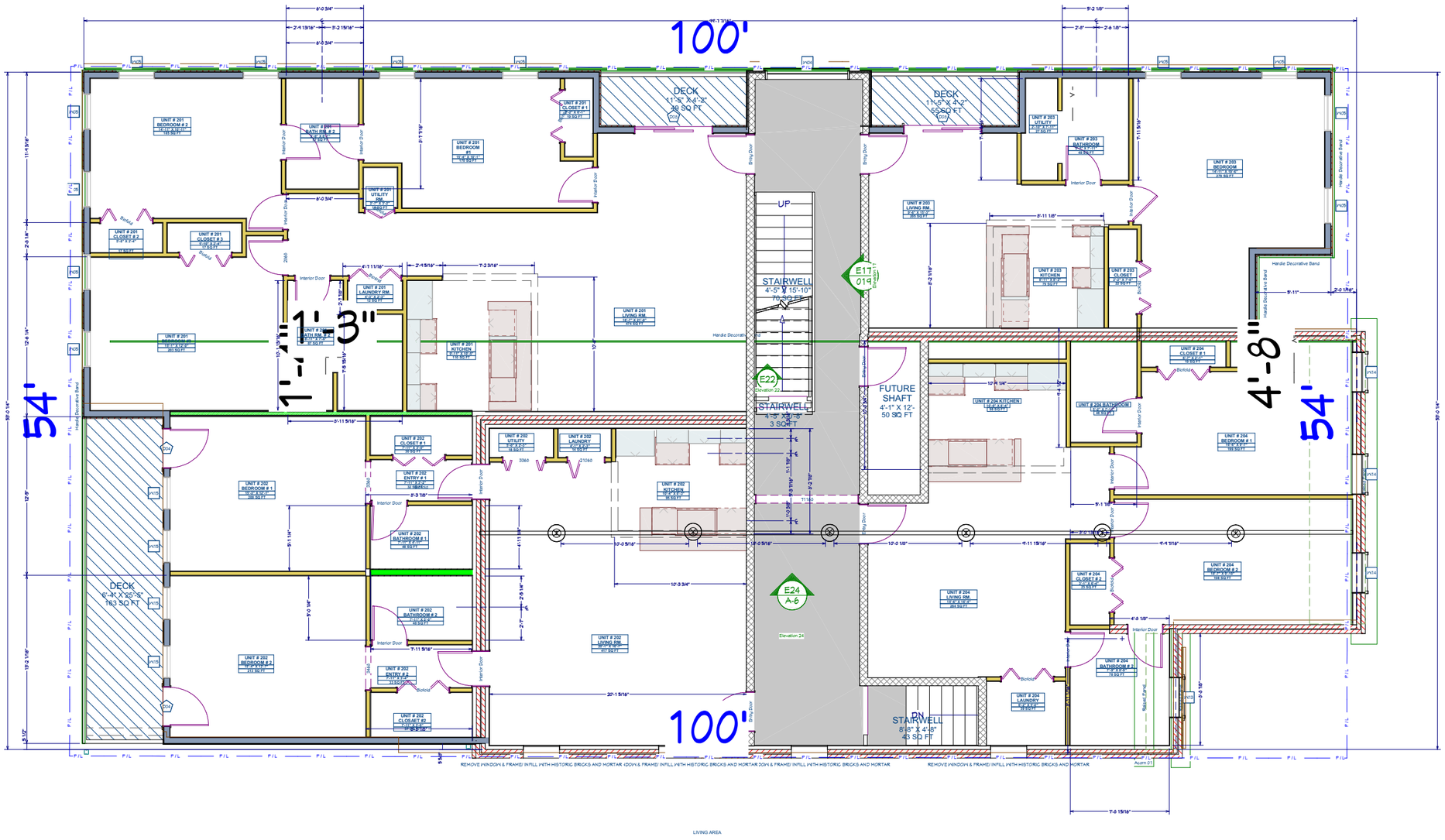
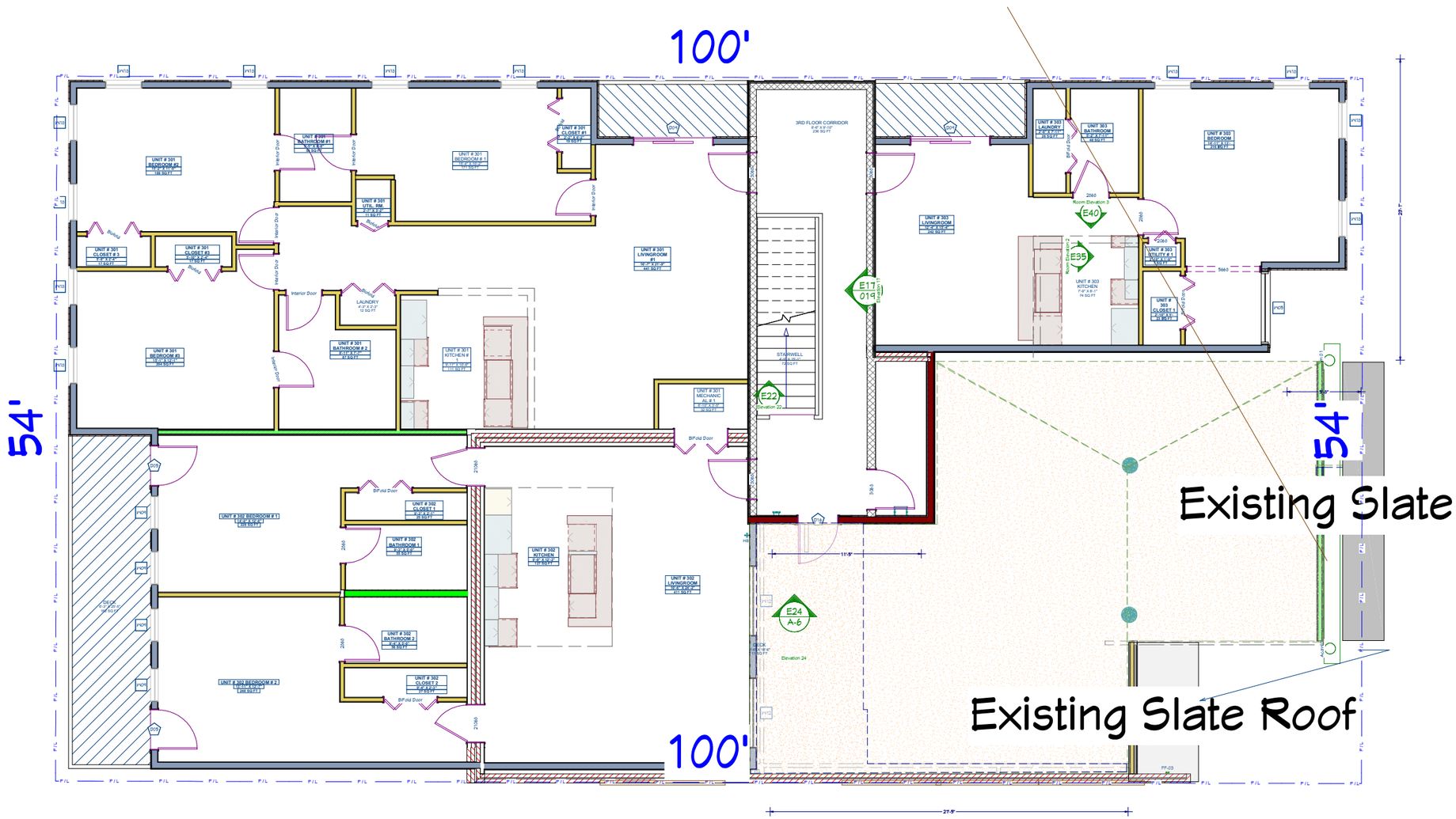
RENOVATION & ADDITION
3101-3105 EAST MARSHALL ST

OWNER: DATA PRO INVESTMENTS
3101 - 3105 EAST MARSHALL ST, RICHMOND, VIRGINIA 23223

DATE:
5/25/2021

SHEET:
011


100'
54'
54'
100'
1'-1'-3"
4'-8"
DECK
11'-5" X 4'-2"
48 SQ FT
DECK
11'-5" X 4'-2"
48 SQ FT
DECK
6'-4" X 25'-5"
163 SQ FT
STAIRWELL
4'-5" X 15'-10"
70 SQ FT
STAIRWELL
4'-5" X 6'-8"
30 SQ FT
FUTURE
SHAFT
4'-1" X 12'-
50 SQ FT
DN
STAIRWELL
8'-8" X 4'-8"
43 SQ FT
UP
E17
019
E22
E24
A-6
UNIT # 201
BEDROOM # 2
UNIT # 201
BATH RM. # 2
UNIT # 201
CLOSET # 1
UNIT # 201
BEDROOM
#1
UNIT # 201
UTILITY
RM.
UNIT # 201
CLOSET # 2
UNIT # 201
CLOSET # 3
UNIT # 201
LAUNDRY RM.
UNIT # 201
LIVING RM.
UNIT # 201
BATH RM. # 1
UNIT # 201
KITCHEN
UNIT # 201
BEDROOM # 1
UNIT # 202
BEDROOM # 1
UNIT # 202
CLOSET # 1
UNIT # 202
ENTRY # 1
UNIT # 202
BATHROOM # 1
UNIT # 202
BATHROOM # 2
UNIT # 202
BEDROOM # 2
UNIT # 202
ENTRY # 2
UNIT # 202
CLOSET # 2
UNIT # 202
UTILITY
UNIT # 202
LAUNDRY
UNIT # 202
KITCHEN
UNIT # 202
LIVING RM.
UNIT # 203
UTILITY
UNIT # 203
BATHROOM
UNIT # 203
BEDROOM
UNIT # 203
LIVING RM.
UNIT # 203
KITCHEN
UNIT # 203
CLOSET
UNIT # 204
CLOSET # 1
UNIT # 204 KITCHEN
UNIT # 204 BATHROOM
UNIT # 204
BEDROOM # 1
UNIT # 204
LIVING RM.
UNIT # 204
BEDROOM # 2
UNIT # 204
CLOSET # 2
UNIT # 204
BATHROOM # 2
UNIT # 204
LAUNDRY
Interior Door
Bifold
Bifold
Bifold



3rd Floor Layout
1/4 in = 1 ft

DESIGN / BUILD SERVICES
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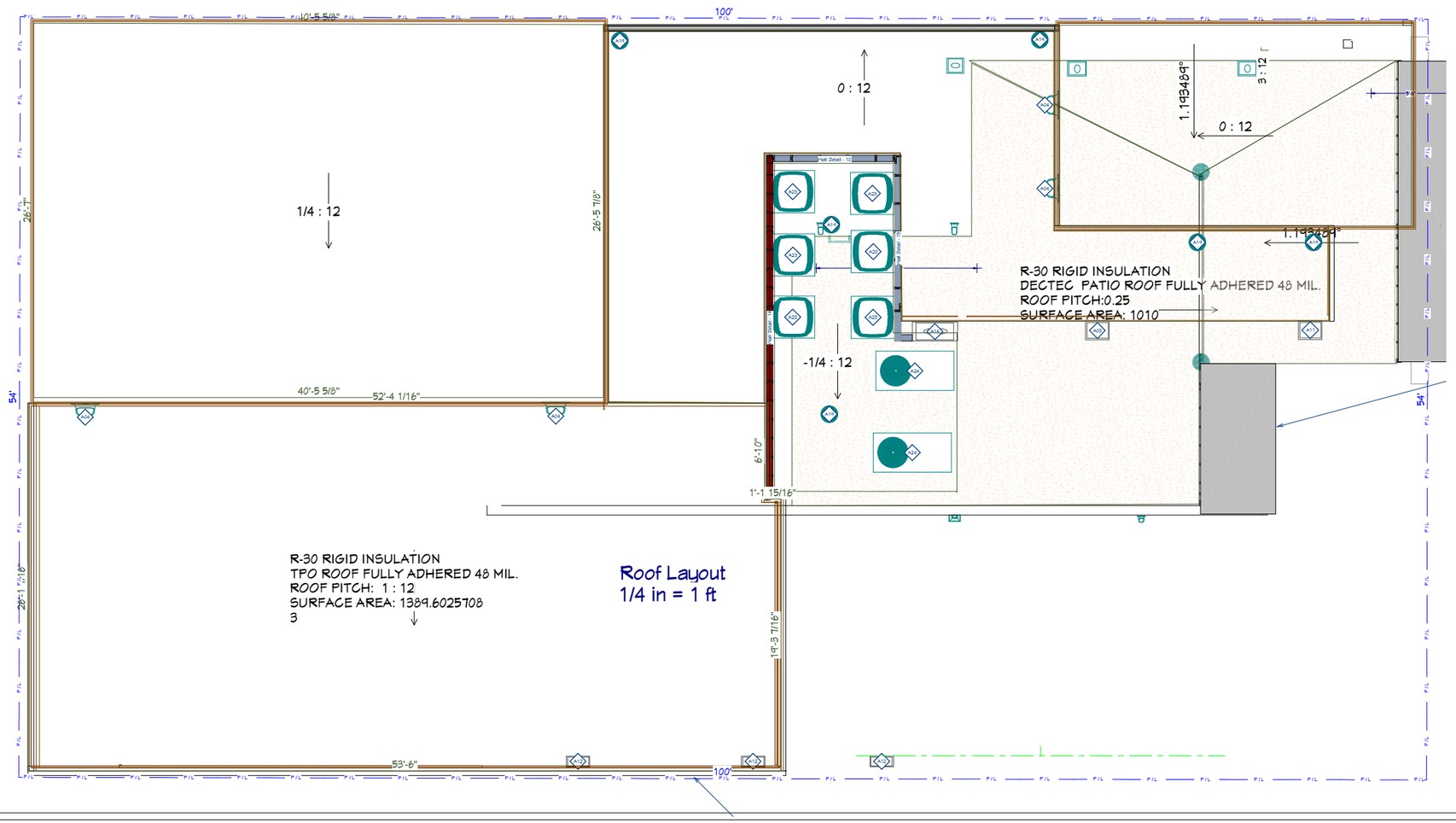
3rd Floor Architectural Plans

SHEET:
013



FIXTURE SCHEDULE

2D SYMBOL	NUMBER	LABEL	COUNT	DESCRIPTION
	A01		11	CHIMNEY TOP
	A02	CURB-SIDE GARBAGE CAN	10	CURB-SIDE GARBAGE CAN
	A03	DOWNSPOUT	3	DOWNSPOUT
	A04	EGRESS LADDER 2	1	EGRESS LADDER 2
	A05	FLAT ROOF DRAIN	8	FLAT ROOF DRAIN
	A06	GUTTER DRAIN	2	GUTTER DRAIN
	A07	GUTTER PORT	5	GUTTER PORT
	A14	OUTDOOR COMPRESSOR UNIT	8	OUTDOOR COMPRESSOR UNIT
	A32	ROOF AC UNIT	2	ROOF AC UNIT

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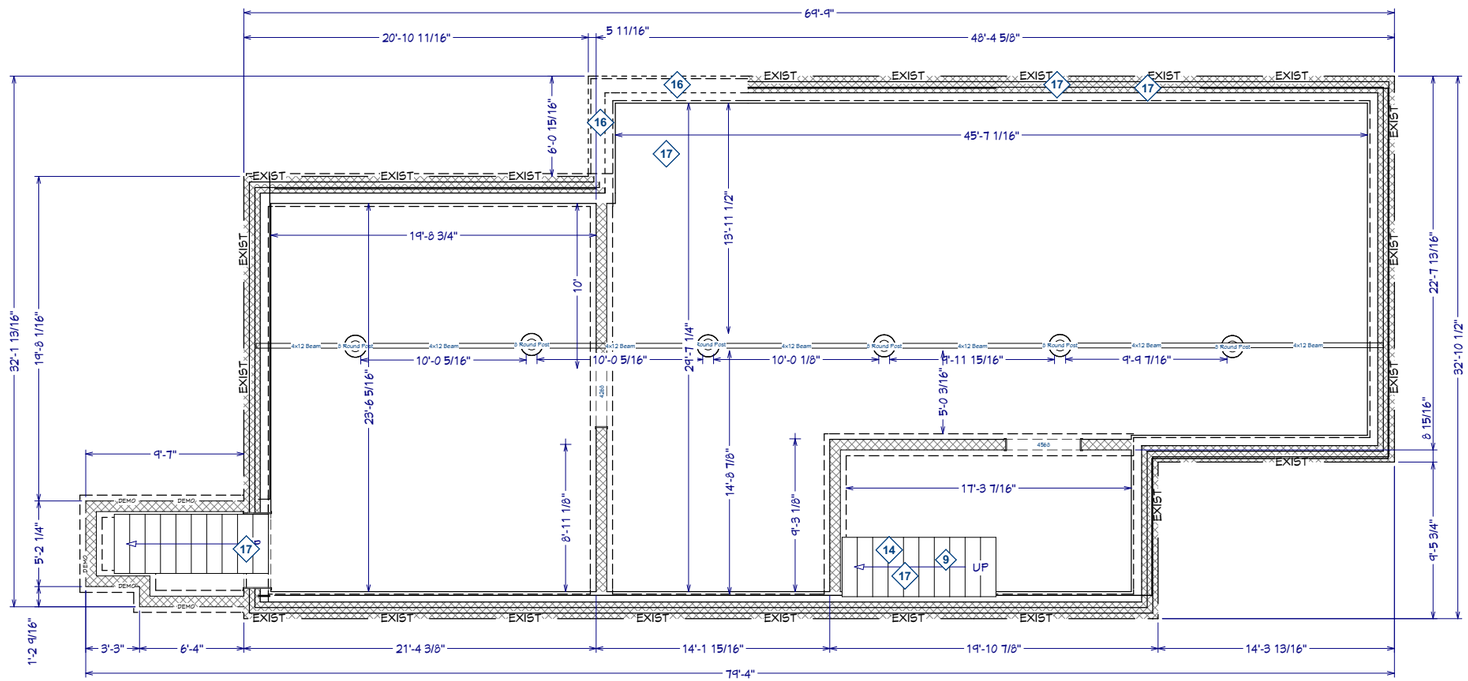

Existing Basement Layout
1/4 in = 1 ft

DEMOLITION NOTES	
1	REMOVE REAR DECK, STAIRS, LANDING & WOOD FRAMED ROOF.
2	DEMO FLOOR BEAM IN CORRIDOR / INSTALL POCKETS
3	REMOVE EXISTING WINDOW OPENING, REMOVE ALL FRAME, LINTEL AND SILL. PREP AND TOOTH MASONRY JOINTS FOR NEW MASONRY INFILL.
4	REMOVE EXISTING ROOF, EXTERIOR & INTERIOR WALLS TO EXISTING FLOOR SYSTEM.
5	REMOVE ALL EXISTING EXTERIOR WALL FINISH WALLS TO EXISTING FRAMING. REMOVE ALL ASSOCIATED TRIM, RECEPTACLES, SWITCHES ETC, INSULATION.
6	REMOVE EXISTING VENEER FINISH & EXIST MASONRY WALL AS INDICATED, PREP OPENING FOR NEW STOREFRONT.
7	REMOVE EXISTING WINDOW OPENING, REMOVE ALL FRAME, LINTEL AND SILL. FRAME OPENING IN ON BOTH SIDES TO NEW FINISHES.
8	REMOVE EXISTING INTERIOR PARTITION WALLS AS INDICATED, INCLUDING ALL ASSOCIATED TRIM, RECEPTACLES, SWITCHES,ETC
9	REMOVE EXISTINGWOOD STAIR AND ALL ASSOCIATED FRA MING. PATCH/REPAIR EXISTING SUBSTRATE FOR NEW FINISHES.
10	REMOVE ALL EXISTING CARPET AND/OR TILE FINISH FLOORING ON EXISTING SUB-FLOOR THROUGHOUT THE ENTIRE BUILDING.
11	REMOVE EXISTING CEILING FINISHES AND FRAMING TO UNDERSIDE OF EXISTING FLOOR SYSTEM THROUGHOUT THE ENTIRE BUILDING
12	REMOVE ALL EXISTINGHVAC EQUIPMENT AND ALL ASSOCIATED TRIM, CONDUIT, WIRING, GRILLS, ETC. PATCH/REPAIR EXISTING SUBSTRATES AND PREP FOR NEW FINISHES
13	REMOVE EXISTING ELECTRICAL EQUIPMENT AND ALL ASSOCIATED CONDUIT AND WIRING
14	REMOVE EXISTINGFINISH FLOOR, SUBSTRATE AND FRAMING FOR NEW STAIR
15	REMOVE EXISTING ROOF MEMBRANE, SUBSTRATE AND FRAMING. PREPARE OPENING FOR NEW FLOOR SYSTEM. COORDINATE WITH MANUFACTURER PRIOR TO DEMO
16	PRIOR TO ANY DEMOLITION, THE CON TRACTOR SHALL COORDINATE BRACING AND MAINTAINTHE STRUCTURAL INTEGRITY OF THE REMAINING ELEMENTS OF THE BUILDING AND ITS SYSTEMS AS REQUIRED. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY SHORING , SCAFFOLDING, ETC., WHICH ARE NECESSARY TO PREVENT COLLAPSE, SUBSIDENCE, DEFLECTION OR ANY OTHER TYPE OF DAMAGE
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Demolition Notes

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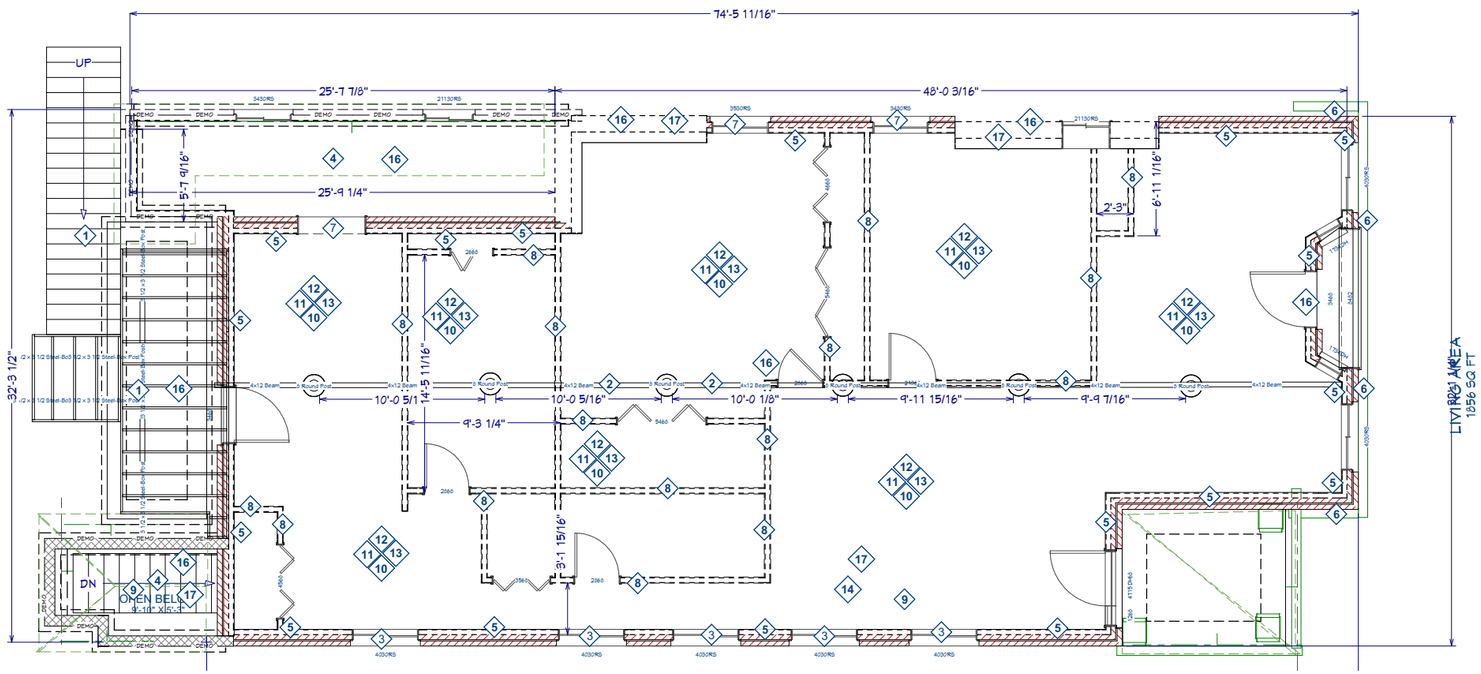
015



Existing 1st Floor Layout
1/4 in = 1 ft

DEMOLITION NOTES	
1	REMOVE REAR DECK, STAIRS, LANDING & WOOD FRAMED ROOF.
2	DEMO FLOOR BEAM IN CORRIDOR / INSTALL POCKETS
3	REMOVE EXISTING WINDOW OPENING, REMOVE ALL FRAME, LINTEL AND SILL. PREP AND TOOTH MASONRY JOINTS FOR NEW MASONRY INFILL.
4	REMOVE EXISTING ROOF, EXTERIOR & INTERIOR WALLS TO EXISTING FLOOR SYSTEM.
5	REMOVE ALL EXISTING EXTERIOR WALL FINISH WALLS TO EXISTING FRAMING. REMOVE ALL ASSOCIATED TRIM, RECEPTACLES, SWITCHES ETC, INSULATION.
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8	REMOVE EXISTING INTERIOR PARTITION WALLS AS INDICATED, INCLUDING ALL ASSOCIATED TRIM, RECEPTACLES, SWITCHES,ETC
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10	REMOVE ALL EXISTING CARPET AND/OR TILE FINISH FLOORING ON EXISTING SUB-FLOOR THROUGHOUT THE ENTIRE BUILDING.
11	REMOVE EXISTING CEILING FINISHES AND FRAMING TO UNDERSIDE OF EXISTING FLOOR SYSTEM THROUGHOUT THE ENTIRE BUILDING
12	REMOVE ALL EXISTINGHVAC EQUIPMENT AND ALL ASSOCIATED TRIM, CONDUIT, WIRING, GRILLS, ETC. PATCH/REPAIR EXISTING SUBSTRATES AND PREP FOR NEW FINISHES
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DESIGN / BUILD
SERVICES
PREPARED BY: ESS

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RENOVATION & ADDITION
3101-3105 EAST MARSHALL ST

OWNER: DATA PRO INVESTMENTS
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DATE:
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Demolition Notes

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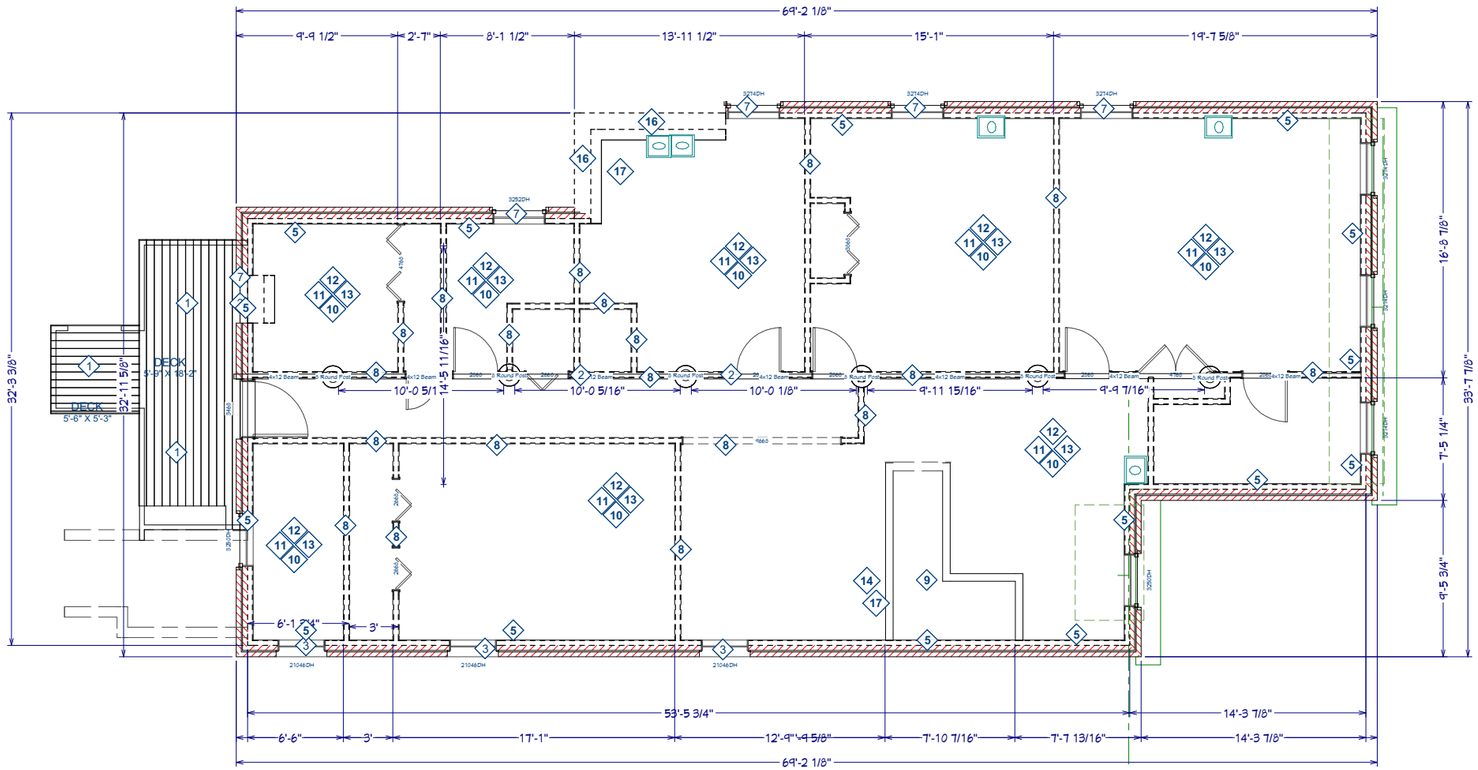
016



Existing 2nd Floor layout
1/4 in = 1 ft

DEMOLITION NOTES	
1	REMOVE REAR DECK, STAIRS, LANDING & WOOD FRAMED ROOF.
2	DEMO FLOOR BEAM IN CORRIDOR / INSTALL POCKETS
3	REMOVE EXISTING WINDOW OPENING, REMOVE ALL FRAME, LINTEL AND SILL. PREP AND TOOTH MASONRY JOINTS FOR NEW MASONRY INFILL.
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DESIGN / BUILD SERVICES
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RENOVATION & ADDITION
3101-3105 EAST MARSHALL ST

OWNER: DATA PRO INVESTMENTS
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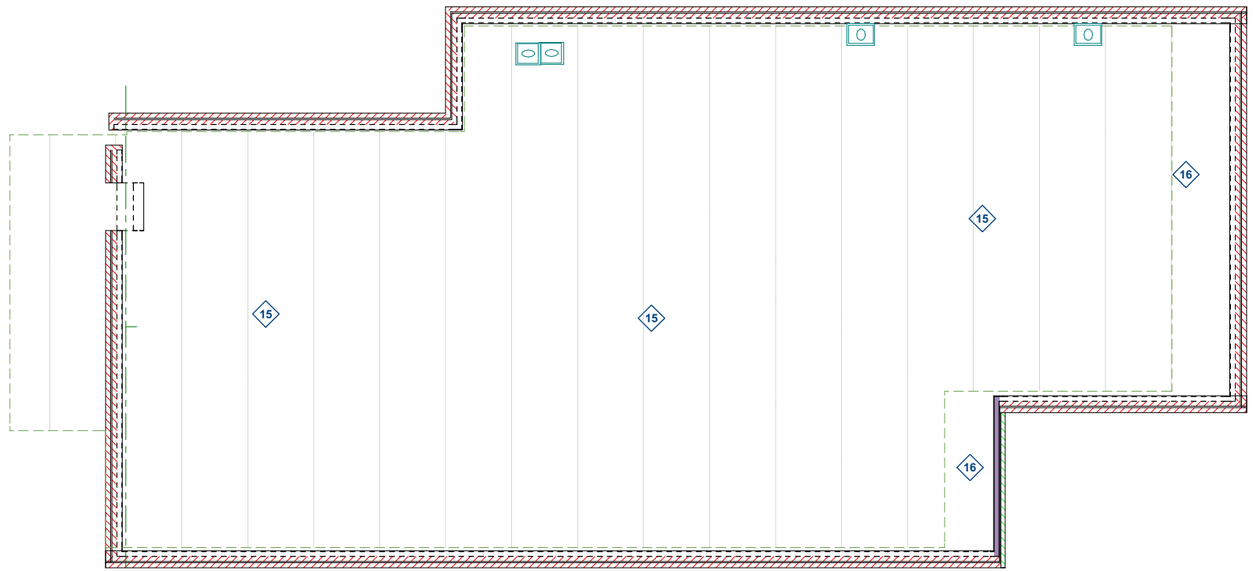
Demolition Notes

SHEET:
017



Existing Roof Layout
1/4 in = 1 ft

DEMOLITION NOTES	
1	REMOVE REAR DECK, STAIRS, LANDING & WOOD FRAMED ROOF.
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Demolition Plans

SHEET:
018