

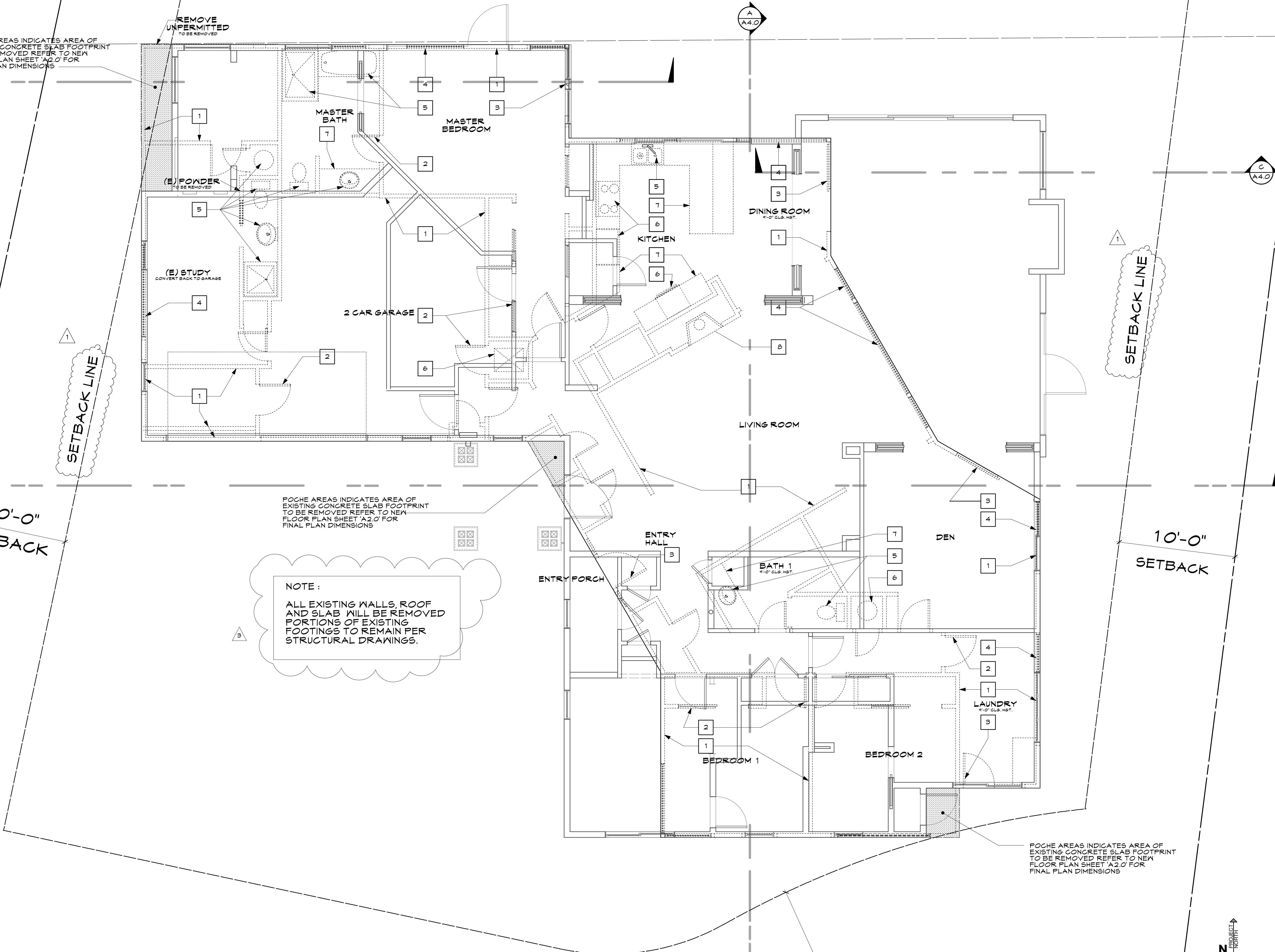
PACIFIC ARCHITECTS

1117 COAST VILLAGE RD.
MONTECITO, CA 93108
805.565.3640

1584 LA CORONILLA DR
SANTA BARBARA, CA 93109

DEMO AREA NOTE
DUE TO THE PROJECT EXCEEDING 50% OF SPECIFIC EXTERIOR ELEMENTS, THIS PROJECT IS CONSIDERED SUBSTANTIAL REDEVELOPMENT

- DEMOLITION NOTES:**
- CONTRACTOR SHALL INCLUDE AND PERFORM ALL DEMOLITION WORK REQUIRED TO ACCOMMODATE NEW WORK UNDER THIS CONTRACT.
 - SEE ARCHITECTURAL, STRUCTURAL, MECHANICAL AND ELECTRICAL CONSULTANTS' RESPECTIVE DEMOLITION REQUIREMENTS. GENERAL CONTRACTOR TO PROVIDE ANY ADDITIONAL GENERAL DEMOLITION WORK REQUIRED BY ARCHITECTURAL, MECHANICAL AND ELECTRICAL CONSULTANT WORK, BUT NOT NECESSARILY SHOWN ON THE DEMOLITION PLAN.
 - UNLESS DETAILED OR SCHEDULED OTHERWISE ALL AREAS AFFECTED BY DEMOLITION WORK SHALL BE PATCHED AND/OR REPAIRED TO MATCH EXISTING ADJACENT SURFACES AND FINISHES. REPAIR AFFECTED AREAS AS REQUIRED TO RECEIVE NEW WORK. ALL FILLING OF OPENINGS AND REPAIR WORK SHALL MATCH EXISTING ADJACENT SURFACES.
 - SAW-CUT SURFACES TO PROTECT ADJACENT SURFACES NOT SCHEDULED FOR DEMOLITION.
 - REMOVE ALL EXISTING MECHANICAL DUCTS, PLUMBING, ELECTRICAL AND ANY OTHER ITEMS THAT ARE AFFECTED AND RENDERED OBSOLETE BY NEW MECHANICAL, PLUMBING AND ELECTRICAL WORK. VERIFY WITH PROJECT MECHANICAL, ELECTRICAL AND PLUMBING ENGINEERS AND OWNER PRIOR TO REMOVAL. CONTRACTOR SHALL VACUUM CLEAN THE AREA PRIOR TO INSTALLATION OF ANY NEW ITEM.
 - ALL CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE LOCAL, CITY AND FEDERAL CODES, STANDARDS AND ORDINANCES.
 - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL TEMPORARY BRACING AND SHORING TO INSURE THE SAFETY OF THE WORK UNTIL IT IS IN ITS COMPLETED FORM.
 - CONTRACTOR TO PROVIDE FIRE SPRINKLERS PER LOCAL CODE AND ROUTE SPRINKLER LINES AROUND ALL CONDITIONING UNITS. ANY SHUT DOWN REQUIRED FOR CONSTRUCTION WILL BE COORDINATED WITH THE LOCAL FIRE JURISDICTION.
 - REMOVE ALL CIRCUITS, PANELS & ELECTRICAL EQUIPMENT NOT IDENTIFIED AS BEING RE-USED. VERIFY WITH ELECTRICAL ENGINEER AND OWNER.
 - BEFORE SUBMITTING BID PROPOSAL, GENERAL CONTRACTOR TO VISIT THE SITE OF THE WORK AND FULLY INFORM HIMSELF OF EXISTING CONDITIONS AND LIMITATIONS.
 - REMOVE ALL PLUMBING FIXTURES. PATCH ANY HOLES IN THE FLOOR TO MATCH ADJACENT AREAS. TERMINATE & REMOVE ANY LINES THAT ARE INACTIVE.
 - GENERAL CONTRACTOR TO REMOVE ALL MISC. STEEL, PLUMBING, ELECTRICAL, RAISED CONCRETE SLAB, REBAR, ETC. ASSOCIATED WITH THE DEMOLITION OF AREAS SHOWN. CAP ALL UTILITIES AND DRAIN LINES BELOW FLOOR AS REQUIRED. MAKE PROVISIONS FOR TEMPORARY UTILITY CONNECTIONS AS NECESSARY. PATCH ALL FLOORS TO MATCH EXISTING.
 - ALL EQUIPMENT TO REMAIN THE PROPERTY OF THE BUILDING OWNER. ALL EQUIPMENT THE OWNER DOES NOT WANT SHALL BECOME THE PROPERTY OF THE GENERAL CONTRACTOR.
 - SAW CUT AND REMOVE CONCRETE SLAB AS REQUIRED. DO NOT OVERCUT AT CORNERS. VERIFY EXTENT OF WORK WITH PLUMBING PLANS. WHERE CONCRETE SLAB IS INDICATED TO BE REMOVED, REMOVE CONCRETE COMPLETELY. BACKFILL AND COMPACT SUB BASE TO MIN. 85% COMPACTION. FOUR CONCRETE TO MATCH EXISTING THICKNESS, MIN 2500 PSI. SEAL PER SPECS.
 - REFER TO STRUCTURAL, MECHANICAL, ELECTRICAL DRAWINGS FOR ADDITIONAL NOTES & DIMENSIONS.
 - ALL AREAS SHOWN ON DRAWINGS INDICATING DEMOLITION WORK. GENERAL CONTRACTOR SHALL INCLUDE ALL DISCIPLINES, INCLUDING (BUT NOT LIMITED TO) ELECTRICAL, MECHANICAL, FIRE SPRINKLER & STRUCTURAL.
 - VERIFY ALL WALLS ARE WOOD FRAMED OR LESS AND THAT THEY ARE NON-BEARING. NON-LOAD SUPPORTING WALLS PRIOR TO REMOVAL. ANY SUSPECT WALLS NOTIFY STRUCTURAL ENGINEER TO VERIFY. PRIOR TO REMOVAL, THAT NO STRUCTURAL COMPONENTS, IE BEARING WALLS, BEAMS, HEADERS, ETC. SUPPORTING FLOOR, ROOF OR CEILING JOISTS ARE DESIGNATED FOR REMOVAL. CONTACT THE ARCHITECT AND STRUCTURAL ENGINEER PRIOR TO REMOVAL OF ANY CONSTRUCTION IN QUESTION OR DEVIATING FROM THE DESIGN INTENT. CONTRACTOR'S NONCONTACT OF ARCHITECT AND STRUCTURAL ENGINEER PRIOR TO REMOVAL OF ANY WORK INDICATES HIS COMPLETE UNDERSTANDING THAT NO LOAD BEARING OR STRUCTURAL WORK IS BEING ALTERED UNDER THIS CONTRACT.
 - CAP ALL UTILITIES IN A SAFE AND APPROPRIATE MANNER AS PER GFC, CEC, CMC, LOCAL AGENCY REQUIREMENTS AND UTILITY COMPANY REQUIREMENTS. CAP LINES BACK TO LOGICAL POINT OF CONNECTION, WITH ANTICIPATION OF THE PLANS FOR FUTURE TENANT IMPROVEMENTS.
 - CONSULT OWNER FOR SALVAGE REQUIREMENTS OF EXISTING EQUIPMENT, HARDWARE AND MATERIALS.
 - TAKE CARE OF ADJACENT EQUIPMENT, MATERIALS AND FINISHES THAT ARE TO BE MAINTAINED AND NOT REMOVED. PROTECT ADJACENT MATERIALS AND FINISHES FROM POSSIBLE DAMAGE DURING DEMOLITION.
 - KEEP SITE CLEAN AND CLEAR OF DEBRIS AND HAZARDOUS MATERIALS. LIMIT DUST WHENEVER POSSIBLE.
 - ASBESTOS SUSPECT MATERIALS TO BE TESTED AND REMOVED IN THE APPROVED MANS AND METHODS, AS PER AQMD, CITY OF SANTA BARBARA AND LOCAL, STATE AND FEDERAL STANDARDS.



POCHE AREAS INDICATES AREA OF EXISTING CONCRETE SLAB FOOTPRINT TO BE REMOVED REFER TO NEW FLOOR PLAN SHEET "A2.0" FOR FINAL PLAN DIMENSIONS

POCHE AREAS INDICATES AREA OF EXISTING CONCRETE SLAB FOOTPRINT TO BE REMOVED REFER TO NEW FLOOR PLAN SHEET "A2.0" FOR FINAL PLAN DIMENSIONS

NOTE:
ALL EXISTING WALLS, ROOF AND SLAB WILL BE REMOVED PORTIONS OF EXISTING FOOTINGS TO REMAIN PER STRUCTURAL DRAWINGS.

POCHE AREAS INDICATES AREA OF EXISTING CONCRETE SLAB FOOTPRINT TO BE REMOVED REFER TO NEW FLOOR PLAN SHEET "A2.0" FOR FINAL PLAN DIMENSIONS

EXISTING FLOOR / DEMO PLAN
SCALE: 1/4" = 1'-0"

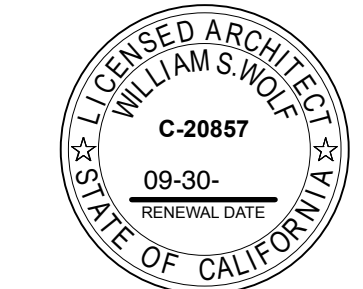
SPECIFIC DEMOLITION NOTES

NUMERICAL DENOTES	DESCRIPTION
1	REMOVE EXISTING 2x STUD WALLS AND RELATED COMPONENTS. ALL DASHED LINES, UNLESS NOTED OTHER WISE.
2	REMOVE EXISTING INTERIOR DOORS & FRAMES. ALL DASHED LINES, UNLESS NOTED OTHER WISE.
3	REMOVE EXISTING EXTERIOR DOOR, FRAME AND THRESHOLD THIS LOCATION. ALL DASHED LINES, UNLESS NOTED OTHER WISE.
4	REMOVE EXISTING EXTERIOR WINDOWS. ALL DASHED LINES, UNLESS NOTED OTHER WISE.
5	REMOVE EXISTING PLUMBING FIXTURES, STACKS AND GAP PLUMBING PIPES.
6	REMOVE AND STORE EXISTING APPLIANCES AS DIRECTED BY BUILDING OWNER.
7	REMOVE EXISTING CABINETS AS SHOWN WITH DASHED LINES.
8	REMOVE EXISTING FIREPLACE AS SHOWN WITH DASHED LINES.

WALL LEGEND (DEMO PLAN)

	EXISTING WALL ASSEMBLY TO BE DEMOLISHED
	EXISTING 2x STUD WALL TO REMAIN

DEMO AREA NOTE
DUE TO THE PROJECT EXCEEDING 50% OF SPECIFIC EXTERIOR ELEMENTS, THIS PROJECT IS CONSIDERED SUBSTANTIAL REDEVELOPMENT



ALL IDEAS, DESIGNS AND PLANS INDICATED OR REPRESENTED BY THESE DRAWINGS ARE OWNED BY AND ARE THE PROPERTY OF PACIFIC ARCHITECTS AND ARE CREATED AND DEVELOPED FOR USE IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS OR PLANS SHALL BE USED FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF PACIFIC ARCHITECTS.

Revision	Description	Date
1	PLN. CHK.	4/01/19
2	PLN. CHK.	7/17/19
3	REVISION	10/22/19

Job Number:
Date: 11.1.19