Demolition Plan For Buildings A1 & A2

Existing Front Porch Structure to be Removed to include Roof Tile, Roof Sheathing, Roof Rafters, Wall Ledger, Beams, Posts and Post Bases.

Remove existing door and door frame to install new Panelized 30 x 68 Solid Core Wood Door with wood frame to match existing opening.

Remove existing window to install new Andersen 100 Series Window 60 X 40 to match existing opening.

Remove existing window to install new Andersen 100 Series Window 10 X 40 to match existing opening.

Remove existing window to install new Andersen 100 Series Window 15 X 50 to match existing opening.

Remove existing window to install new Andersen 100 Series Window 12 X 40 to match existing opening.

Exterior Walls to remain.

Remove existing column and column base.

Repair existing stucco as needed after existing patio cover removal.

Remove existing stucco top wall trim for new brick installation in this area.

Demolition Notes:
EXISTING FRONT PORCH STRUCTURE TO BE REMOVED TO INCLUDE ROOF TILE, ROOF SHEATHING, ROOF RAFTERS, BEAMS, POSTS AND POST BASES.

REMOVE EXISTING DOOR AND DOOR FRAME TO INSTALL NEW PANELIZED 30 X 68 SOLID CORE WOOD DOOR WITH WOOD FRAME TO MATCH EXISTING OPENING.

REMOVE EXISTING WINDOW TO INSTALL NEW ANDERSEN 100 SERIES WINDOW 60 X 40 TO MATCH EXISTING OPENING.

REMOVE EXISTING WINDOW TO INSTALL NEW ANDERSEN 100 SERIES WINDOW 10 X 40 TO MATCH EXISTING OPENING.

REMOVE EXISTING WINDOW TO INSTALL NEW ANDERSEN 100 SERIES WINDOW 50 X 40 TO MATCH EXISTING OPENING.

REMOVE EXISTING WINDOW TO INSTALL NEW ANDERSEN 100 SERIES WINDOW 30 X 50 TO MATCH EXISTING OPENING.

REMOVE EXISTING DOOR AND DOOR FRAME TO INSTALL NEW PANELIZED 20 X 68 SOLID CORE WOOD DOOR WITH WOOD FRAME TO MATCH EXISTING OPENING.

EXTERIOR WALLS TO REMAIN.

REMOVE EXISTING COLUMN AND COLUMN BASE.

EXISTING LIGHT FIXTURE TO BE REMOVED AND REPLACED WITH NEW WALL MOUNTED LIGHT FIXTURE OWNER PROVIDED CONSTRUCTION INSTALLED AT SAME LOCATION.

EXISTING COLUMNS AND EXISTING COLUMN BASES.

EXISTING organize AS SHOWN.

EXISTING EXTERIOR WALLS TO REMAIN.

EXISTING FRONT PORCH REMOVAL.

EXISTING EXTERIOR COLUMN BASE REMOVED TO FLOOR TO TOP OF WALL.
REMOVE EXISTING STUCCO TOP WALL TRIM FOR NEW BRICK INSTALLATION

NEW BRICK VENEER TO BE INSTALL ON EXISTING WALL AND NEW COLUMN OVER SCRATCH COAT - VEGA 50476

NEW METAL SHADE CANOPY OVER WINDOW SEE SHEET S.2

NEW 18" SQ. WOOD FRAMED COLUMN W/ BRICK VENEER OVER SCRATCH COAT AND STUCCO - VEGA 11'-4"

NEW VINYL 2X8 HOLLOW RAIL WITH 2X8 PERGOLA ENDS OPEN TRELLIS (PLASTIC LUMBER YARD)

NEW WALL MOUNTED LIGHT FIXTURE, OWNER PROVIDED CONTRACTOR INSTALLED

ENTRY DOORS TO ALL RESIDENTIAL UNITS SHALL BE EQUIPPED WITH AN EYE VIEWER (PEEP WINDO)

A S

ENTRY DOORS TO ALL RESIDENTIAL UNITS SHALL BE EQUIPPED WITH AN EYE VIEWER (PEEP WINDO)

PREVENT UNLAWFUL ENTRY FROM THE OUTSIDE.

DOOR AND WINDOWS NOTES

1. THE LOCK OR LOCKS SHALL BE KEPT ORIENTED FROM THE EXTERIOR SIDE OF THE DOOR AND OPENABLE FROM THE INTERIOR SIDE BY A SINGLE LEVER DEADBOLT WHICH DOES NOT REQUIRE SPECIAL EFFORT TO OPERATE. IN THE CASE OF A PAIR OF DOORS, THE INACTIVE LEAF SHALL HAVE A DEAD BOLT AT THE TOP AND BOTTOM OF THE DOOR.

2. ALL FINISH HINGES WHICH ARE ACCESSIBLE FROM THE OUTSIDE THE SECURED AREA WHEN THE DOOR IS CLOSED SHALL HAVE NON-REMOVABLE HINGE PINS OR THE DOOR SHALL HAVE TWO JAMB STEMS WHICH PREVENT REMOVAL FROM THE HINGES. JAMB STEMS SHALL NOT BE LESS THAN 1/4" IN DIAMETER AND SHALL PROJECT INTO THE DOOR AND JAMB NOT LESS THAN A 16D BOX NAIL IN DIAMETER.

3. WINDOWS SHALL BE EQUIPPED WITH LOCKING DEVICES AND WITH A MEANS OR A DEVICE TO PROHIBIT THE RAISING OR REMOVAL OF THE MOVING PANEL WHILE IN THE CLOSED POSITION.

4. ALL OPENINGS IN THE EXTERIOR WALL AND DOOR SHALL BE PROVIDED WITH DEVICES TO PREVENT UNLAWFUL ENTRY FROM THE OUTSIDE.

5. SAFETY GLAZING SHALL BE INSTALLED IN ALL WINDOWS WITHIN 24' OF A DOOR.

6. ALL WINDOWS AND DOOR OPENINGS SHALL BE FLASHED AND WEAT-REPROOFED BY MEANS OF A DEVICE TO PROHIBIT AND PREVENT INFILTRATION OF MOISTURE AND MOISTURE CONTROL.

7. ALL GLAZED FENESTRATION SHALL BE DUAL PaneL, INSULATED AND MAX. SHGC OF .25 , U-VALUE OF .34.

8. ENTRY DOORS TO ALL RESIDENTIAL UNITS SHALL BE EQUIPPED WITH AN EYE VIEWER (PEEP WINDO)
**WALL & COLOR SCHEDULE**

1. New brick veneer to be placed over existing wall and new column over existing core - equal to "Coronado Thin Brick - Silver Series Zephyr Brick - Amberly".

2. New tile flooring to be installed with "S cosmetic Porcelain tile - Equestrian Series - Black".

3. Existing exposure brick to be painted with "Sherwin-Williams Design Cover 03 Color Acrylic Paint - Shadow (Vanilla)".

4. Existing tile flooring to be painted with "SHERWIRE WILLIAMS Design Cover 03 Color Acrylic Paint - Shadow (Vanilla)"

5. Roof to be painted with "SHERWIRE WILLIAMS Design Cover 03 Color Acrylic Paint - Shadow (Vanilla)"

6. Existing stucco to be painted with "SHERWIRE WILLIAMS Design Cover 03 Color Acrylic Paint - Shadow (Vanilla)"

7. New and existing stucco to be painted with "Sherwin-Williams B300-6061 River Rocks"

8. Existing stucco to be painted with "Sherwin-Williams B300-5249 Coyote P-3 Color Acrylic Paint Scheme (Orange)"

9. New standing seam 5V-Crimp metal roofing - front porch - color Burnished Slate - See Sheet S.2 for details

10. New G.L.B. to be painted with "Sherwin-Williams B300-1696 Standford Stone P-1 Color Acrylic Paint Scheme"

11. Existing stucco to be painted with "Sherwin-Williams B300-6184 Sailcloth P-2 Color Acrylic Paint Scheme (Off White)"

12. New doors to be painted with "Sherwin-Williams B300-411 Charleston Cherry"

13. New vinyl 2x8 hollow rail with 2x8 pergola end, open trellis - Plastic Lumber Yard - Painted with "Sherwin-Williams B300-1696 Standford Stone P-1 Color Acrylic Paint Scheme"

NEW BRICK VENEER TO BE INSTALLED ON EXISTING WALL AND NEW COLUMN OVER SCRATCH COAT - EQUAL TO "CORONADO THIN BRICK VENEER SERIES (BROWN BRICK - HAWAIIAN"

EXISTING STUCCO TO BE PAINTED WITH SHERWIN-WILLIAMS DE6061 RIVER ROCKS

EXISTING STUCCO TO BE PAINTED WITH SHERWIN-WILLIAMS DE5249 COYOTE P-3 COLOR ACRYLIC PAINT SCHEME (ORANGE)

NEW STANDING SEAM 5V-CRIMP METAL ROOFING FRONT PORCH COLOR BURNISHED SLATE SEE SHEET S.2 FOR DETAILS

NEW G.L.B. TO BE PAINTED WITH SHERWIN-WILLIAMS DE1696 STANDFORD STONE P-1 COLOR ACRYLIC PAINT SCHEME

EXISTING STUCCO TO BE PAINTED WITH SHERWIN-WILLIAMS DE6184 SAILCLOTH P-2 COLOR ACRYLIC PAINT SCHEME (OFF WHITE)

NEW METAL SHADE WINDOW STRUCTURE SEE SHEET S.2 FOR DETAILS

NEW DOORS TO BE PAINTED WITH SHERWIN-WILLIAMS DET411 CHARLESTON CHERRY

NEW VINYL 2X8 HOLLOW RAIL WITH 2X8 PERGOLA ENDS OPEN TRELLIS (PLASTIC LUMBER YARD) @ 16" O.C. SEE SHEET S.2 FOR DETAILS

NEW METAL Shade Window Structure See Sheet S.2 FOR DETAILS
The secondary drain or overflow drain inlet shall be 2" above the primary drain inlet. 1106.2, 1108.3 IPC Per City's amendment.
THE TRUSSES SHALL ALSO BE DESIGNED PER THE 2018 IBC, AND LOCAL ORDINANCES. THE TRUSS MANUFACTURER SHALL BE RESPONSIBLE FOR THE DESIGN AND FABRICATION OF THE PRE-ENGINEERED TRUSSES, PER THE DESIGN CRITERIA. DESIGN MUST TAKE INTO ACCOUNT UNBALANCED SNOW LOADS, SNOW DRIFTING, INCREASED SNOW LOADS ON EAVES AND IN VALLEYS, IMPACT LOAD FROM FALLING SNOW AND ICE, ETC.
EXISTING CONCRETE SLAB TO BE SAW CUT AND REMOVED TO ALLOW FOR NEW FOOTING AS NEEDED.

2x4 TREATED PLATE W/ MIN. (2) 1 2" DIA. x 10" A.B. EACH SIDE OF COLUMN W/ 3" X 3" X 4" THK WASHER PLATE.

COMPACTED MIN. 24" CLEAN MESA SAND SUB-GRADE 2'-0" SQ.
PLANT LEGEND

TREES

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<th>COMMON NAME</th>
<th>BOTANICAL NAME</th>
<th>SIZE</th>
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<tbody>
<tr>
<td>TEXAS MOUNTAIN LAUREL</td>
<td>SOPHORA SECUNDIFLORA</td>
<td>24&quot; BOX</td>
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SHRUBS

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<tr>
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<td>BUSH MORNING GLORY</td>
<td>CONVOLVULUS CNEORUM</td>
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<td>PINK MUHLY</td>
<td>MUHLENBERGIA CAPILLARIS</td>
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HARDSCAPES

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<th>DESCRIPTION</th>
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<tbody>
<tr>
<td>Decomposed Granite</td>
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CONTRACTOR RESPONSIBLE FOR VERIFY PRESSURE BEFORE LAY OUT

3. DRIP VALVES NOT TO EXCEED 6 GPM

DRAWN FOR CLARITY ALL IRRIGATION

ALL SCH 40 SLEEVES

ALL SLEEVES TO HAVE 18" COVER MINIMUM

DRIP VALVE LOCATIONS ARE FULL AND EFFICIENT COVERAGE TO BE INSTALLED IN LANDSCAPE AREA ONLY APPROXIMATE

IF BACKFILL MATERIAL HAS DEBRIS LARGER THAN 1" SHADE WITH MORTAR SAND 4" ABOVE 4" BELOW PIPE

KEEP DRIP TUBES 1' AWAY FROM CACTUS

WATER AND ELECTRICAL POWER SUPPLY BY OTHERS

FIELD VERIFY LOCATION BACKFLOW AND CONTROLLER

IRRIGATION LEGEND

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<td>WATER METER (EXISTING)</td>
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<td></td>
<td>BACK FLOW PREVENTER</td>
<td>FEBCO</td>
<td>74888</td>
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<td>WITH SLAB &amp; ENCLOSURE</td>
<td>GAURDSHACK</td>
<td>GS.SERIES</td>
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<td></td>
<td>LIT SOLAR</td>
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<td>DRIP VALVE ASSEMBLY</td>
<td>SEE DETAILS</td>
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<td>PVC BALL VALVE</td>
<td>HUNTER</td>
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<td></td>
<td>ELECTRIC VALVE</td>
<td>CARSON</td>
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<td>CRESLINE OR EQUAL</td>
<td>SCHEDULE 40</td>
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<td>PVC MANSION</td>
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<td>PVC SLEEVE</td>
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<td></td>
<td>PVC DRIP LATERAL</td>
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IRRIGATION NOTES

1. CONTRACTOR RESPONSIBLE FOR FULL AND EFFICIENT COVERAGE

2. VERIFY PRESSURE BEFORE LAY OUT

3. DRIP VALVE LOCATIONS ARE ONLY APPROXIMATE

4. DRIP VALVES NOT TO EXCEED 6 GPM

5. DRAWN FOR CLARITY ALL IRRIGATION TO BE INSTALLED IN LANDSCAPE AREA

6. ALL SCH 40 SLEEVES

7. ALL SLEEVES TO HAVE 18" COVER MINIMUM

8. IF BACKFILL MATERIAL HAS DEBRIS LARGER THAN 1" SHADE WITH MORTAR SAND 4" ABOVE 4" BELOW PIPE

9. KEEP DRIP TUBES 1' AWAY FROM CACTUS

10. WATER AND ELECTRICAL POWER SUPPLY BY OTHERS

11. FIELD VERIFY LOCATION BACKFLOW AND CONTROLLER
**IRRIGATION NOTES**

1. CONTRACTOR SHALL FIELD VERIFY DRAWINGS PRIOR TO ANY INSTALLATION OR ORDERING OF MATERIALS AND NOTIFY SOUTH WEST DREAMWORKS OF ANY OMISSIONS BETWEEN DRAWINGS OR DIFFERENCES FROM STATED PRESSURE. IF CONTRACTOR FAILS TO NOTIFY CONSULTANT HE ASSUMES FULL RESPONSIBILITY FOR ANY NECESSARY ALTERATIONS TO THE SYSTEM.

2. ALL MATERIAL USED SHALL BE INSTALLED AS PER PLANS AND AS PER MANUFACTURER'S SPECIFICATIONS. ALL DIFFERENCES FROM DRAWINGS OR MATERIALS USED SHALL BE APPROVED BY OWNERS REPRESENTATIVE OR LANDSCAPE DESIGNER.

3. IRRIGATION SYSTEM WILL BE DESIGNED FOR A STATIC WATER PRESSURE OF 70 PSI. CONTRACTOR TO FIELD VERIFY PRESSURE PRIOR TO ORDERING MATERIALS OR STARTING ANY INSTALLATION OR PLANTING EXCAVATION. MINOR RELOCATION'S SHALL BE MADE AT THIS TIME TO AVOID UNSUITABLE CONDITIONS.

4. PROVIDE  ONE YEAR(FROM ACCEPTANCE DATE) WARRANTY FOR THE IRRIGATION SYSTEM.

5. PROVIDE  ONE YEAR(FROM ACCEPTANCE DATE) WARRANTY FOR THE IRRIGATION SYSTEM.

6. LANDSCAPE AREA ARE DEFINED AS ALL NEW AREAS DISTANCED BY THE PHASE OF CONSTRUCTION, SLIGHT VARIATIONS ANY DISTRICT BETWEEN SITE CONDITIONS AND SITE CONDITIONS. CONTRACTOR SHALL INSTALL PLANTING LAYOUT ONLY AS REQUIRED TO MAINTAIN PLANT QUANTITIES AND DESIGN INTENT.

7. THE OWNERS REPRESENTATIVE IS TO APPROVE ANY AND ALL SUBSTITUTIONS.

8. CONTRACTOR SHALL INSTALL ALL PIPING AND WIRING UNDER PAVED AREAS IN SLEEVES AS SHOWN ON PLANS. ALL SLEEVES TO BE SLEEVED SEPARATELY FROM PIPING.

9. CONTRACTOR SHALL APPLY PRE-EMERGENT HERBICIDE (TREFLANS OR APPROVED EQUAL) IN ALL AREAS NOT CONTAINING BERMUDA GRASS. PER MANUFACTURER'S RECOMMENDATION, CONTRACTOR SHALL NOTIFY ENGINEER PRIOR TO APPLICATION OF HERBICIDE.

10. CONTRACTOR SHALL NOTIFY ENGINEER PRIOR TO APPLICATION OF HERBICIDE.

11. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS NOT SHOWN ON DRAWINGS. REFER TO PROJECT AND ISSUE A FINAL ACCEPTANCE.

12. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS NOT SHOWN ON DRAWINGS. REFER TO PROJECT AND ISSUE A FINAL ACCEPTANCE.

13. REFER TO GENERAL CONSTRUCTION NOTES BELOW FOR ADDITIONAL CONSIDERATIONS THAT RELATE TO SCOPE OF WORK WITHIN THIS SECTION.

14. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS NOT SHOWN ON DRAWINGS. REFER TO PROJECT AND ISSUE A FINAL ACCEPTANCE.

15. NATIVE SALVAGED SAGUAROS SHALL BE PROTECTED FROM INJURY DURING TRANSPLANT AND NATIVE SALVAGED SAGUAROS SHALL BE PLANTED TO THEIR ORIGINAL SOLAR ORIENTATION WITH (2) DRIP EMITTERS TO EACH PLANT. SAGUARO SHALL BE PLANTED STRAIGHT AND DEEP ENOUGH TO AVOID UNSUITABLE CONDITIONS.

16. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS NOT SHOWN ON DRAWINGS. REFER TO PROJECT AND ISSUE A FINAL ACCEPTANCE.

17. REFER TO GENERAL CONSTRUCTION NOTES BELOW FOR ADDITIONAL CONSIDERATIONS THAT RELATE TO SCOPE OF WORK WITHIN THIS SECTION.

18. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS NOT SHOWN ON DRAWINGS. REFER TO PROJECT AND ISSUE A FINAL ACCEPTANCE.

19. REFER TO GENERAL CONSTRUCTION NOTES BELOW FOR ADDITIONAL CONSIDERATIONS THAT RELATE TO SCOPE OF WORK WITHIN THIS SECTION.

**LANDSCAPE NOTES**

1. LANDSCAPE AREA ARE DEFINED AS ALL NEW AREAS DISTANCED BY THE PHASE OF CONSTRUCTION, SLIGHT VARIATIONS ANY DISTRICT BETWEEN SITE CONDITIONS AND SITE CONDITIONS. CONTRACTOR SHALL INSTALL PLANTING LAYOUT ONLY AS REQUIRED TO MAINTAIN PLANT QUANTITIES AND DESIGN INTENT.

2. THE OWNERS REPRESENTATIVE IS TO APPROVE ANY AND ALL SUBSTITUTIONS.

3. LOCATE PLANTS AWAY FROM OBSTACLES SUCH AS FIRE HYDRANTS, TRANSFORMERS, AND LIGHT Fixtures.

4. REFER TO GENERAL CONSTRUCTION NOTES BELOW FOR ADDITIONAL CONSIDERATIONS THAT RELATE TO SCOPE OF WORK WITHIN THIS SECTION.

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