CITY OF THE VILLAGE OF CLARKSTON

Historic District Commission

Art Pappas Village Hall 375 Depot Road
Clarkston, MI 48346

Certificate of Appropriateness
May 19, 2025

Plans for:	9 North Holcomb
Owner:	Mary McCabe
Applicant:	Tim McCabe

At the Clarkston Historic District Commission (HDC) held on May 13, 2025, the commission voted to grant a Certificate of Appropriateness (CoA) for the removal and replacement of the cement front (east) elevation porch (steps, landing and porch extension to the north) with tuck pointing of the foundation. Salvageable materials (e.g., balustrade, handrail) shall be preserved and reused if possible

The Secretary of the Interior's Standards for Rehabilitation #2, #6, and #9 appear to be applicable.

Homeowners must return to the HDC with any changes of design or materials. A Certificate of Appropriateness is only approval for the requirements of the City of the Village of Clarkston Historic District and does not replace or supersede zoning, building construction permit, other city ordinances and legal requirements.

A Historic District Commission CoA is valid for one year. If the approved work is not complete within that time, please contact the city office for review.

Michael Moon, Secretary
Clarkston Historic District Commission
375 Depot Road
Clarkston, Michigan 48346
248-376-4076

GENERAL CONDITIONS

1. THESE CONTRACT DOCUMENTS INDICATE THE GENERAL SCOPE OF THE PROJECT AND DO NOT NECESSARILY DESCRIBE ALL THE WORK REQUIRED FOR THE PERFORMANCE AND COMPLETION OF THE PROJECT. ON THE BASIS OF THE GENERAL SCOPE INDICATED OR DESCRIBED, THE CONTRACTOR SHALL PROVIDE ALL WORK INCLUDING, BUT NOT LIMITED TO LABOR, MATERIALS, FABRICATION AS SHOWN OR IMPLIED IN THE CONTRACT DOCUMENTS. ALL WORK SHALL BE IN FULL COMPLIANCE WITH THE REGULATIONS AND RULES OF THE AUTHORITY HAVING JURISDICTION AND ANY OTHER APPLICABLE CODES AND STANDARDS.
2. BHATTERMANN ARCHITECTURE, LLC SHALL HAVE NO RESPONSIBILITY FOR JOB SITE SAFETY ON THE PROJECT AND DOES NOT HAVE CHARGE OF THE WORK. THE CONTRACTOR SHALL HAVE FULL AND SOLE AUTHORITY FOR ALL SAFETY PROGRAMS AND PRECAUTIONS IN CONNECTION WITH THE WORK. WHEN BHATTERMANN ARCHITECTURE, LLC IS PRESENT AT THE SITE, WHETHER PARTICIPATING IN MEETINGS OR OBSERVING ANY OF THE WORK, SUCH PRESENCE SHALL ONLY BE FOR THE PURPOSE OF ENDEAVORING TO PROTECT AGAINST ANY DEVIATIONS OR DEFECTS IN THE COMPLETED WORK, AND BHATTERMANN ARCHITECTURE LLC SHALL HAVE NO AUTHORITY TO TAKE ANY ACTION WHATSOEVER ON THE SITE REGARDING SAFETY PRECAUTIONS OR PROCEDURES.
3. THE TERM OWNER, IN THESE DOCUMENTS SHALL REFER TIM McCABE. THE TERMS DESIGN CONSULTANT, ARCHITECT, AND BHA AS USED IN THESE DOCUMENTS SHALL MEAN BHATTERMANN ARCHITECTURE, LLC.
4. ALL WORK IN TO CONFORM WITH THE OWNERS DRAWINGS AND SPECIFICATIONS. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK AS REQUIRED TO FULFILL THE INTENTION OF THESE DOCUMENTS.
5. ALL WORK SHALL CONFORM THE THE RECOGNIZED BUILDING STANDARDS AND MANUFACTURERS RECOMMENDATIONS.
6. THE CONTRACTOR SHALL VISIT THE SITE AND BE KNOWLEDGEABLE OF EXISTING SITE CONDITIONS. THE CONTRACTOR SHALL INVESTIGATE, VERIFY AND BE RESPONSIBLE FOR ALL PROJECT DIMENSIONS AND CONDITIONS, AND SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES, OMISSIONS, AND/OR CONFLICTS BEFORE PROCEEDING WITH DEMOLITION, CONSTRUCTION AND/OR FABRICATION. NO EXTRA CHARGES SHALL BE ACCEPTED BY THE OWNER FOR THE WORK THAT MUST BE PERFORMED DUE TO THE CONTRACTORS' NEGLIGENCE TO VERIFY EXISTING CONDITIONS.
7. IF CEILING DIFFUSERS, LIGHT FIXTURES OR OTHER ELEMENTS ON OR ABOVE THE CEILING CANNOT BE LOCATED AS SHOWN ON PLAN DUE TO OBSTRUCTIONS, THIS SHALL BE NOTED BEFORE BIDDING SO REVISIONS MAY BE MADE AND INCLUDED IN BIDS.
8. ALL WORK SHALL BE COMPLETED FOR THE AGREED CONTRACT PRICE WITHOUT RECOURSE TO LABOR STOPPAGES OR REVISIONS OF GOVERNING REGULATIONS, LAWS AND CODES, UNLESS NOTED BY THE CONTRACTOR IN THE BID FOR THE PROJECT. ALL WORK SHALL BE COMPLETED AS SHOWN WITHOUT LIMITATIONS, EXCLUSIONS OR MODIFICATIONS.
9. AFTER THE JOB IS IN PROGRESS, CONTRACTORS SHALL NOT PROCEED WITH ANY ADDITIONAL WORK OR CHANGES FOR WHICH ADDITIONAL COMPENSATION IS EXPECTED WITHOUT WRITTEN "CHANGE ORDERS" AUTHORIZED BY THE OWNER OR THE OWNER'S REPRESENTATIVE. FAILURE TO OBTAIN AUTHORIZATION PRIOR TO COMMENCING WORK SHALL INVALIDATE ALL CLAIMS FOR ADDITIONAL COMPENSATION.
10. THE CONTRACTOR OBTAIN AND PAY FOR ALL PERMITS, LICENSES AND INSURANCE REQUIRED, GIVE ALL NECESSARY NOTICES, PAY ALL FEES REQUIRED BY LAW, AND COMPLY ALL LAWS, ORDINANCES, AND REGULATIONS APPLICABLE TO THE PROJECT. ANY EXPENDITURES INCURRED ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AS PART OF THE ESTIMATE FOR THE PROJECT.
11. TIME IS IF THE ESSENCE AND THE CONTRACTOR SHALL KEEP SUFFICIENT PERSONNEL ON THE JOB AT ALL TIMES TO PERFORM THE WORK IN THE MOST EXPEDITIOUS MANNER CONSISTENT WITH GOOD WORKMANSHIP, AND SOUND BUSINESS PRACTICE. THE CONTRACTOR SHALL CONFIRM THAT ALL ITEMS WILL BE ORDERED, FABRICATED AND INSTALLED PRIOR THE AGREED COMPLETION DATE. EXCEPTIONS WILL NOT BE ALLOWED WITHOUT WRITTEN AUTHORIZATION OF THE OWNER PRIOR TO PLACEMENT OF ORDER.
12. THERE SHALL BE NO SUBSTITUTIONS OF MATERIALS WHERE A MANUFACTURER IS SPECIFIED. WHERE THE TERM "OR APPROVED EQUAL" IS USED BHATTERMANN ARCHITECTURE ALONE SHALL DETERMINE SUITABILITY BASED UPON INFORMATION SUPPLIED BY THE CONTRACTOR.
13. ALL MATERIALS SHALL BE NEW, UNUSED, AND OF THE HIGHEST QUALITY IN EVERY RESPECT UNLESS OTHERWISE NOTED. MANUFACTURED MATERIALS AND EQUIPMENT SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS AND INSTRUCTIONS UNLESS OTHERWISE NOTED.
14. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN. LARGE SCALE DETAILS GOVERN OVER SMALL SCALE PLANS.
15. DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO THOSE DETAILED. WHERE SPECIFIED DIMENSIONS, DETAILS, OR DESIGN INTENT CANNOT BE DETERMINED, NOTIFY BHATTERMANN ARCHITECTURE BEFORE PROCEEDING WITH CONSTRUCTION AND/OR FABRICATION.
16. CONTRACTOR WILL COOPERATE WITH, AND COORDINATE WORK OF THE TELEPHONE COMPANY AND OR OTHER DATA OR COMMUNICATIONS COMPANIES REQUIRED BY OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR AL REPAIR AND PATCHING WORK AT COMPLETION OF THEIR WORK.
17. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE, AND IN PROPER ALIGNMENT.
18. ALL NEW WALLS ARE TO ALIGN AND BE LEVEL WITH EXISTING ADJACENT WALLS AND CONDITIONS UNLESS OTHERWISE INDICATED.
19. WHERE NEW WORK CONNECTS WITH EXISTING, THE CONTRACTOR SHALL DO ALL NECESSARY CUTTING, FITTING AND PATCHING USING IDENTICAL MATERIALS AND WITH NO DISCERNABLE CHANGE IN PLANES. HE SHALL FURNISH ALL NECESSARY LABOR AND MATERIALS TO THIS END, WHETHER OR NOT SHOWN OR SPECIFIED. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REQUIRED CUTTING OR PATCHING OF CONCRETE SLABS.
20. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE FURNISHING AND INSTALLATION OF ALL BRACING OF WALLS RECEIVING WOODWORK, SHELVING, ETC. GENERAL CONTRACTOR TO COORDINATE THE LOCATION OF SAID BRACING WITH WOODWORK CONTRACTOR.
21. PROVIDE TEMPORARY BARRICADES AND OTHER FORMS OF PROTECTION AS REQUIRED TO INSURE PUBLIC SAFETY. PRIOR TO THE ERECTION OF TEMPORARY BARRICADES, OBTAIN WRITTEN APPROVAL FROM THE OWNER. ALLOW FREE ACCESS TO AND FROM OCCUPIED PORTIONS OF THE BUILDING. PROTECT EXISTING FLOORS, WALKS AND FINISH WORK TO REMAIN FROM DAMAGE AND ADEQUATELY ISOLATE NOISY, DIRTY OR DUSTY OPERATIONS. CONTRACTOR SHALL PROVIDE PLYWOOD PROTECTION ON CORRIDOR FLOOR COVERINGS AS DIRECTED BY OWNER WHEN REMOVING DEBRIS AND SHALL MAINTAIN SAME IN A SAFE AND CLEAN CONDITION. COVER VENTILATION BARRICADES AND OTHER PROTECTION SHALL BE PROMPTLY REMOVED UPON COMPLETION OF THE WORK.
22. DO NOT REMOVE ANY EXISTING STRUCTURAL MEMBER, FLOOR OR ROOF FRAMING OR ANY STRUCTURAL SUPPORTS WITHOUT WRITTEN APPROVAL OF OWNER, UNLESS INDICATED ON THE CONTRACT DOCUMENTS. PROVIDE TEMPORARY SUPPORT AT AREAS OF STRUCTURAL MODIFICATION.
23. THE CONTRACTOR SHALL EXERCISE ALL DUE CARE AND BE RESPONSIBLE FOR AN DAMAGE TO EXISTING CONDITIONS AND PROVIDE PROTECTION DEVICES TO MAINTAIN SAME.
24. DO NOT CLOSE, OBSTRUCT, OR STORE MATERIALS IN WALKWAYS, PASSAGEWAYS, STAIRS OR OTHER MEANS OF EGRESS
25. THE GENERAL CONTRACTOR SHALL PROVIDE THE OWNER WITH CERTIFICATES OF INSPECTIONS.
26. GENERAL CONTRACTOR TO COORDINATE WITH OWNER FOR OWNER'S PORTION OF WORK, IF ANY.
27. ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF ACCEPTANCE.
28. GENERAL CONTRACTOR SHALL PREPARE AND SUBMIT TO BHATTERMANN ARCHITECTURE AND THE OWNER A PROJECT CONSTRUCTION SCHEDULE AND SUBMITTAL LOG UPON AWARD OF CONTRACT.
29. THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL SUBMIT SHOP DRAWINGS, FINISH, SPECIALTY ITEMS AND CUT SHEETS FOR APPROVAL TO BHATTERMANN ARCHITECTURE PRIOR TO THE COMMENCEMENT OF WORK AND/OR FABRICATION. SUBMITTALS SHALL CONSTITUTE ONE (1) REPRODUCIBLE DRAWING AND TWO (2) BLUE LINE PRINTS OF ALL SHOP DRAWINGS, AND THREE (3) EXAMPLES OF THE FINISH AND/OR SPECIALTY ITEMS AND CUT SHEETS. WHERE CALCULATION SHEETS ARE REQUIRED BY THE OWNER, SAID SHEETS SHALL ACCOMPANY SHOP DRAWINGS.
30. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR, AND WILL COORDINATE WITH THE OWNER FOR: A. THE ACQUISITION AND LOCATION OF SUFFICIENT SIZED CONTAINERS TO HOLD RUBBISH AND DEBRIS SO AS TO NOT INTERFERE WITH THE ACCESS TO THE BUILDING, PROPERTY OR SURROUNDING PROPERTY. B. SCHEDULING FOR DELIVERY OF CONSTRUCTION AND RELATED MATERIALS TO THE JOB SITE.
31. THE GENERAL CONTRACTOR SHALL PROVIDE ONE COPY OF MAINTENANCE INSTRUCTIONS AND WARRANTIES FOR EACH AND EVERY PRODUCT INSTALLED BY THEMSELVES OR ANY SUBCONTRACTOR TO OWNER PRIOR TO FINAL PAYMENT.
32. PART OR ALL MECHANICAL WORK, ELECTRICAL WORK, PLUMBING WORK AND MILLWORK MAY BE CONTRACTED WITH THE OWNER'S DESIGNATED MECHANICAL CONTRACTOR, ELECTRICAL CONTRACTOR, PLUMBING CONTRACTOR AND MILLWORK CONTRACTOR.
33. ALL DOORS USED IN CONNECTION WITH WITH EXITS SHALL BE SO ARRANGED AS TO BE READILY OPENED WITHOUT THE USE OF KEY OR SPECIAL KNOWLEDGE FROM THE SIDE WHICH EGRESS IS MADE.
34. WALL COVERING SHALL HAVE A CLASS A FLAME SPREAD RATING.
35. INTERIOR TRIM (LESS THAN 10% OF THE WALL AREA) SHALL NOT EXCEED CLASS C FLAME SPREAD RATING.
36. FLOOR COVERING SHALL COMPLY WITH DOC FF-1-00 "PILL TEST"
37. CEILING FINISHES SHALL NOT EXCEED CLASS 2 FLAME SPREAD RATING (26.75).
38. THESE GENERAL CONDITIONS SHALL APPLY TO ALL WORK AND ALL DRAWINGS IN THIS SET AND SHALL EXTEND TO ANY CHANGES, EXTRAS OR ADDITIONS AGREED TO DURING THE COURSE OF THE WORK.

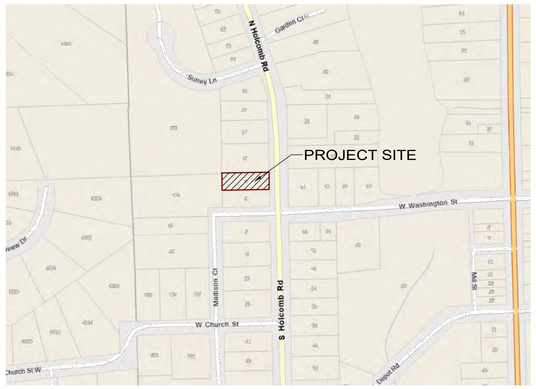
PORCH RENOVATION
9 N HOLCOMB RD
CLARKSTON, MI 48346

SHEET INDEX

LEGEND

- NOT ISSUED
- PREVIOUS ISSUED
- CURRENT ISSUE
- FOR REFERENCE ONLY

	SHEET TITLE	ISSUE / DATE: REVIEW 03.27.25	REVIEW 04.14.25	HDC SUBMISSION 04.14.25
TS1	TITLE SHEET + PROJECT INFORMATION	●	●	●
A1.1	DEMOLITION AND NEW WORK PLAN + CONTEXT IMAGES	●	●	●
A2.1	SECTIONS + DETAILS	●	●	●



NORTH

VICINITY MAP
SCALE:N.T.S.

ABBREVIATIONS:

@	AT	CORR	CORRIDOR	HM	HOLLOW METAL	P LAM	PLASTIC LAMINATE	STD	STANDARD
ACOUST	ACOUSTIC	CPT	CARPET	HORIZ	HORIZONTAL	PREFAB	PRE-FABRICATED	STN	STAIN
ACT	ACOUSTICAL CEILING TILE	CT	CERAMIC TILE	HGT	HEIGHT	PROJ	PROJECT; PROJECTION	STOR	STORAGE
ADJ	ADJACENT	DIA	DIAMETER	ID	INSIDE DIAMETER	PSF	PER SQUARE FOOT	STRUCT	STRUCTURAL
AFF	ABOVE FINISHED FLOOR	DN	DOWN	INSUL	INSULATION	PT	PAINT; POINT	SUSP	SUSPENDED
AL	ALUMINUM	D.U.	DWELLING UNIT	INT	INTERIOR	PTD	PAINTED	SYM	SYMMETRICAL
UM	ALUMINUM	DWG	DRAWINGS	JT	JOINT	R	RADIUS	T	TREAD
ANOD	ANODIZED	EA	EACH	LT	LIGHT	RAG	RETURN AIR GRILL	T&B	TOP AND BOTTOM
BD	BOARD	ELEC	ELECTRICAL	LAV	LAVATORY	RB	RESILIENT BASE	TERR	TERRAZO
BLDG	BUILDING	ELEV	ELEVATION	LLO	LONG LEG OUTSTANDING	RC	RAIN CONDUCTOR	T&G	TONGUE AND GROOVE
BLK	BLOCK	EQ	EQUAL	LLV	LONG LEG VERTICAL	RCP	REFLECTED CEILING PLAN	THK	THICK
BLKNG	BLOCKING	EW	EACH WAY	MAX	MAXIMUM	RD	ROOF DRAIN	THRES	THRESHOLD
BRK	BRICK	EXIST	EXISTING	MECH	MECHANICAL	RF	RESILIENT FLOORING	TOS	TOP OF STEEL
BTM	BOTTOM	EXP	EXPANSION	MEZZ	MEZZANINE	REINF	REINFORCED; REINFORCING	TYP	TYPICAL
CEN	CENTER	EXT	EXTERIOR	MIN	MINIMUM	REQ'D	REQUIRED	UC	UNDER COUNTER
CG	CORNER GUARD	FD	FLOOR DRAIN	MISC	MISCELLANEOUS	RM	ROOM	UNO	UNLESS NOTED OTHERWISE
CJ	CONTROL JOINT	FND	FOUNDATION	MO	MASONRY OPENING	R&R	ROUT AND RETURN	VWB	VINLY WALL BASE
CLG	CEILING	FRP	FIBER REINFORCED PANEL	MTL	METAL	RS	ROOF SUMP	VCT	VINYL COMPOSITE TILE
℄	CENTER LINE	FIN	FINISHED	NIC	NOT IN CONTRACT	SAN	SANITARY	VERT	VERTICAL
CMU	CONCRETE MASONRY UNIT	FLR	FLOOR	NOM	NOMINAL	SCHD	SCHEDULED	VIF	VERIFY IN FIELD
CO	CLEAN OUT	FTG	FOOTING	NTS	NOT TO SCALE	SCWD	SOLID CORE WOOD	WB	WALL BASE
COL	COLUMN	GA	GAUGE	OC	ON CENTER	SHT	SHEET	WC	WATER CLOSET
COMP	COMPOSITE	GALV	GALVANIZED	OD	OUTSIDE DIAMETER	SIM	SIMILAR	WD	WOOD
CONC	CONCRETE	GD	GARBAGE DISPOSAL	OPNG	OPENING	SPEC	SPECIFIED; SPECIFICATION	WIN	WINDOW
CONST	CONSTRUCTION	GL	GLAZING	OPP	OPPOSITE	SS	SERVICE SINK; STAINLESS STEEL	WT	WEIGHT
CONT	CONTINUOUS	GYP	GYPSUM	PL	PLATE	STL	STEEL	WWF	WELDED WIRE FABRIC

ARCHITECT

BHATTERMANN ARCHITECTURE
2010 ROSELAND AVENUE
ROYAL OAK, MICHIGAN 48073
(248) 756-6162

CODE AUTHORITY:

BUILDING DEPARTMENT
VILLAGE OF CLARKSTON
375 DEPOT ROAD
CLARKSTON, MI 48346
(248) 625-8480

HISTORIC DISTRICT COMMISSION
VILLAGE OF CLARKSTON
375 DEPOT ROAD
CLARKSTON, MI 48346
(248) 625-8480

OWNER:

TIM McCABE
5774 EVERGREEN RD
ORCHARD LAKE VILLAGE, MI 48324
(248) 756-3370

APPLICABLE CODES:

2015 MICHIGAN RESIDENTIAL CODE

USE + ZONING INFORMATION:

ZONING:	R-2 SINGLE FAMILY DISTRICT HISTORIC DISTRICT OVERLAY
PARCEL ID:	089-20-326-030
BUILDING USE:	SINGLE-FAMILY RESIDENCE
CONST TYPE:	RESIDENTIAL WOOD FRAME

BHATTERMANN ARCHITECTURE

BHATTERMANN ARCHITECTURE
2010 ROSELAND AVENUE
ROYAL OAK, MI 48073

248.756.6162
bhattermannarchitecture@gmail.com

CONSULTANTS:

PORCH RENOVATION
9 N HOLCOMB RD
CLARKSTON, MI 48346
2025.012

ISSUE:

REVIEW	03.27.25
REVIEW	04.14.25
HDC SUBMISSION	04.14.25

DRAWN BY: BH

CHECKED BY: BH

SHEET:

TS1

(DO NOT SCALE DRAWING)

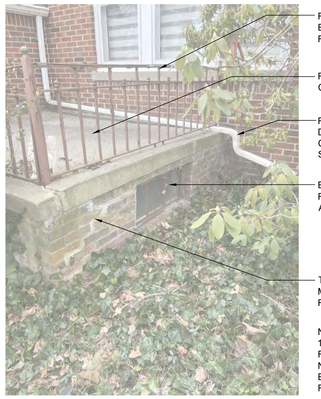


NOTE:
CLEAN, PATCH AND REPAIR EXISTING CMU / BRICK MASONRY WALL. PREP FOR REFINISHING FOLLOWING RECONSTRUCTION

REMOVE EXISTING STRUCTURAL STEEL SUPPORT. PROVIDE TEMPORARY BRACING FOR EXISTING STRUCTURE

REMOVE EXISTING TEMPORARY COLUMNS

C CONTEXT IMAGE
Scale: NTS



REMOVE/ SALVAGE EXISTING WROUGHT IRON RAILING FOR RECYCLING.

REMOVE EXISTING CONCRETE PORCH

REMOVE / SALVAGE EXISTING DOWNSPOUT. PAINT TO MATCH BRICK COLOR AND REINSTALL. PROVIDE SPLASH BLOCK AT GRADE

EXISTING WINDOW TO BE REPLACED W/ GLASS BLOCK AS INDICATED

TUCK-POINT EXISTING MASONRY TYPICAL IN AREA OF RECONSTRUCTION

NOTE:
1. ANY EXPOSED BRICK THAT REQUIRES REPLACEMENT, IF NECESSARY, SHALL MATCH THE EXISTING TO THE UTMOST EXTENT REGARDING SIZE, COLOR, TEXTURE

2. SALVAGE PORTION OF EXISTING SLAB FOR COLOR / TEXTURE MATCH FOR REPLACEMENT

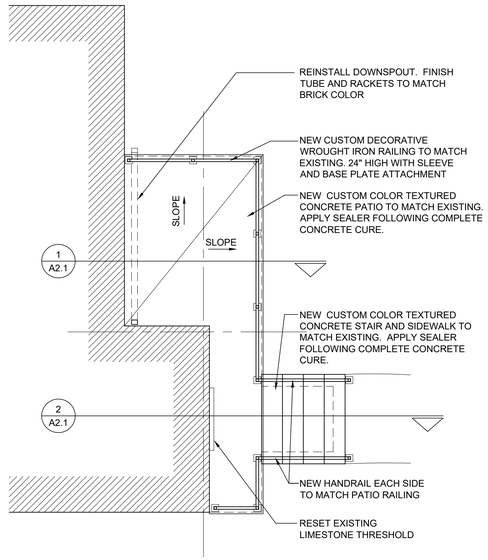
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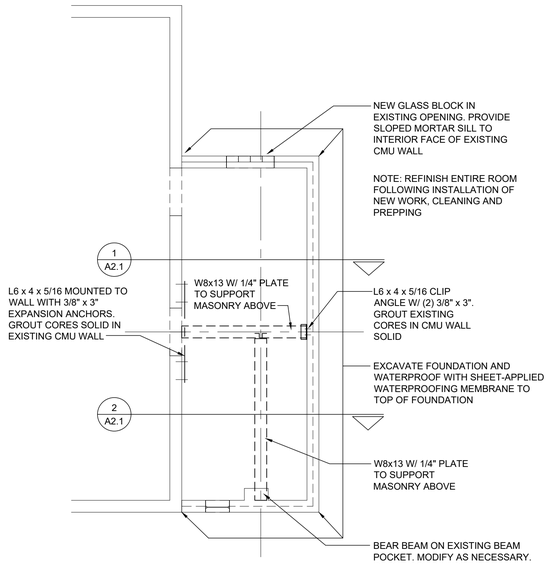
TUCK-POINT EXISTING MASONRY TYPICAL IN AREA OF RECONSTRUCTION

REMOVE EXISTING LANDSCAPING TO ALLOW RECONSTRUCTION OF PORCH REPLACEMENT LANDSCAPING TO BE LIKE SPECIES AND PLANTING CONFIGURATION.

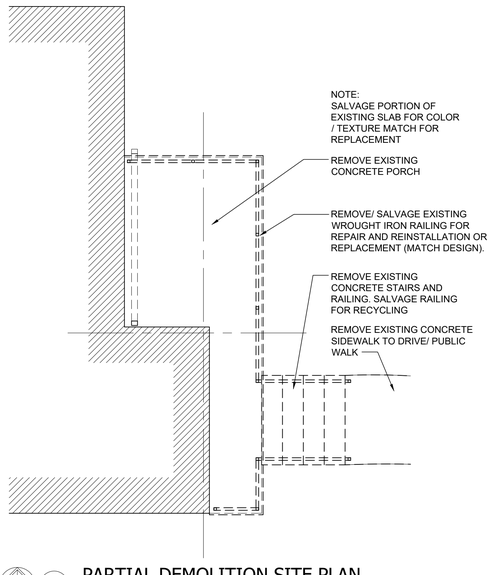
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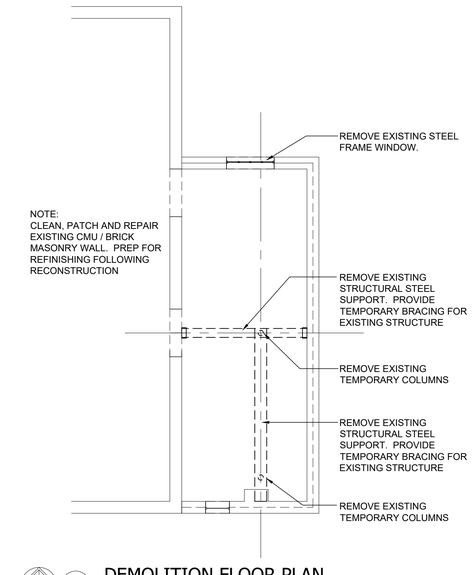
4 PARTIAL SITE PLAN
Scale: 1/4"=1'-0"
NORTH



3 NEW WORK FLOOR PLAN
Scale: 1/4"=1'-0"
NORTH



2 PARTIAL DEMOLITION SITE PLAN
Scale: 1/4"=1'-0"
NORTH



1 DEMOLITION FLOOR PLAN
Scale: 1/4"=1'-0"
NORTH

GENERAL FLOOR PLAN NOTES:

1. THIS DRAWING IS DIAGRAMMATIC AND SHOULD BE USED TO DETERMINE THE DESIGN INTENT. THE CONTRACTOR SHALL FIELD VERIFY ALL WORK AND SHALL NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES IN THE DOCUMENTS BEFORE PROCEEDING. FAILURE TO DO SO WILL RESULT IN THE CONTRACTOR TAKING FULL RESPONSIBILITY AND LIABILITY FOR SAID DISCREPANCIES.
2. ALL DIMENSIONS ARE SHOWN FROM FINISH FACE TO FINISH FACE OF PARTITION UNLESS OTHERWISE NOTED.
3. THICKNESS' ARE NOMINAL NOT ACTUAL DIMENSIONS. SEE WALL SCHEDULE FOR ACTUAL DIMENSIONS.
4. THE CONTRACTOR SHALL PROVIDE AND INSTALL WALL REINFORCING FOR INSTALLATION OF ACCESSORIES, FIXTURES, CASEWORK, AND OTHER WALL MOUNTED ITEMS.
5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL LOCAL, STATE, COUNTY CODE REGULATIONS, O.S.H.A., AND THE AMERICAN WITH DISABILITIES ACT (ADA).

GENERAL DEMOLITION NOTES:

1. ALL DEMOLITION WORK REQUIRED IS NOT NECESSARILY LIMITED TO WHAT IS SHOWN ON THE DEMOLITION PLANS. THE INTENT IS TO REMOVE ALL MECHANICAL, ELECTRICAL, AND ARCHITECTURAL ITEMS AS REQUIRED TO FACILITATE NEW CONSTRUCTION.
2. COORDINATE SCOPE AND EXTENT OF DEMOLITION WORK WITH NEW WORK PLANS AND DETAILS.
3. ALL EXISTING WALLS, WINDOWS, DOORS, FRAMES, AND RELATED HARDWARE ASSEMBLIES DESIGNATED AS "TO BE REMOVED" (SHOWN AS DASHED LINES) SHALL BE COMPLETELY REMOVED AND DISPOSED OF AS DESIGNATED BY OWNER/TENANT. ALL EXISTING WALLS NOT DESIGNATED SHALL REMAIN "AS-IS."
4. ALL DEMOLITION WORK SHALL BE PERFORMED IN A NEAT AND WORKMANLIKE MANNER. ALL SURFACES ADJACENT TO AND ABUTTING TO THOSE DESIGNATED "TO BE REMOVED" SHALL BE LEFT WITH A SMOOTH AND FLUSH APPEARANCE.
5. THE CONTRACTOR SHALL EXERCISE ALL REQUISITE CARE NECESSARY TO ENSURE THAT ALL EXISTING EQUIPMENT, MATERIALS, FINISHES AND ASSEMBLIES WHICH ARE NOT BEING REMOVED ARE PROTECTED FROM DAMAGE DURING DEMOLITION AND SUBSEQUENT CONSTRUCTION OPERATIONS.
6. GENERAL PRECAUTIONS SHALL BE TAKEN AS NECESSARY TO HOLD ALL DISRUPTION, DUST, DIRT, NOISE, AND DEBRIS TO A MINIMUM.
7. THE CONTRACTOR SHALL COORDINATE DEMOLITION WORK WITH OWNER TO ENSURE THAT IMPACTS ON THE BALANCE OF THE BUILDING ARE HELD TO A MINIMUM.
8. PREPARE ALL SURFACES TO RECEIVE THE NEW WORK AND FINISHES OF THE CONTRACT.
9. THE CONTRACTOR SHALL DESIGN, PROVIDE, INSTALL AND MAINTAIN ANY AND ALL TEMPORARY BRACING AS REQUIRED TO ENSURE THE STABILITY OF THE BUILDING ASSEMBLY AND/OR ANY SYSTEMS AND/OR SUB-ASSEMBLIES AND/OR SYSTEMS APPURTENANT THERETO UNTIL SAID ASSEMBLY AND/OR SUB-ASSSEMBLIES ARE COMPLETE, SELF-SUPPORTING AND/OR STABLE.

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CONSULTANTS:

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ISSUE:

REVIEW	03.2
REVIEW	04.1
HDV SUBMISSION	04.1

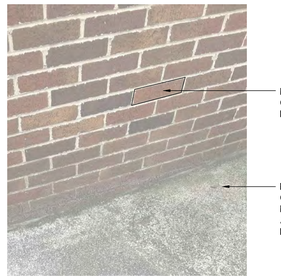
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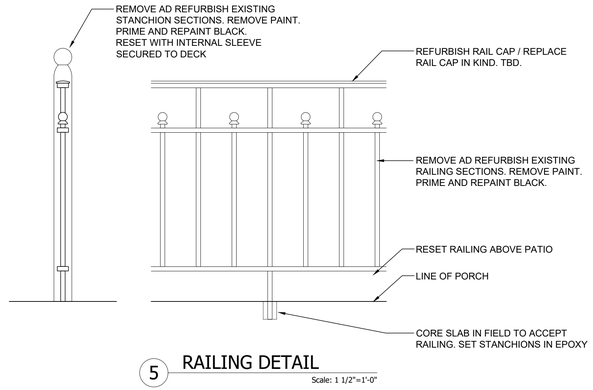
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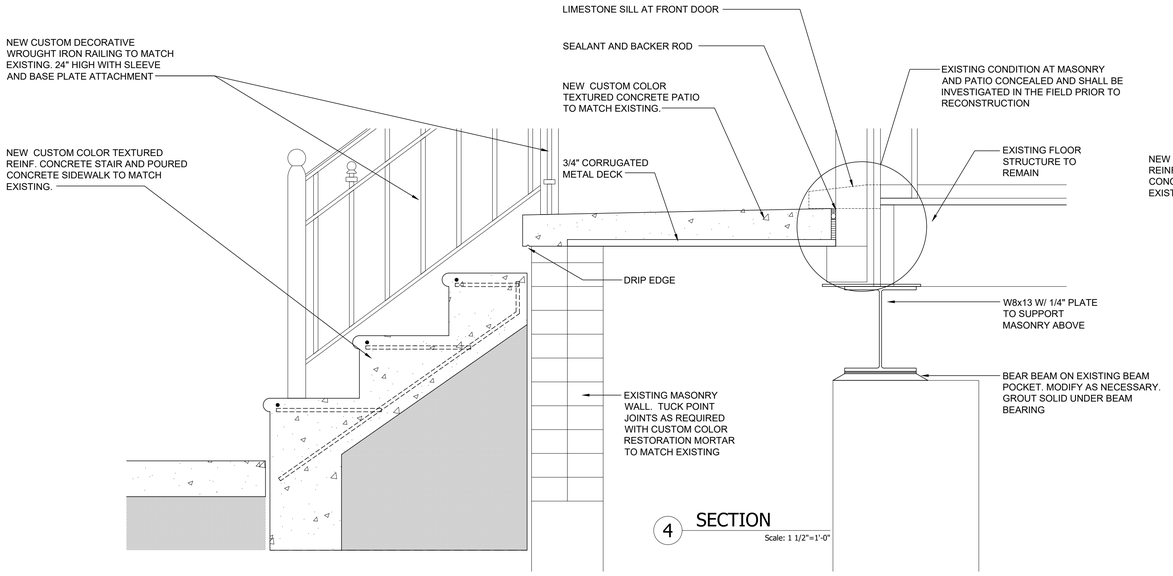
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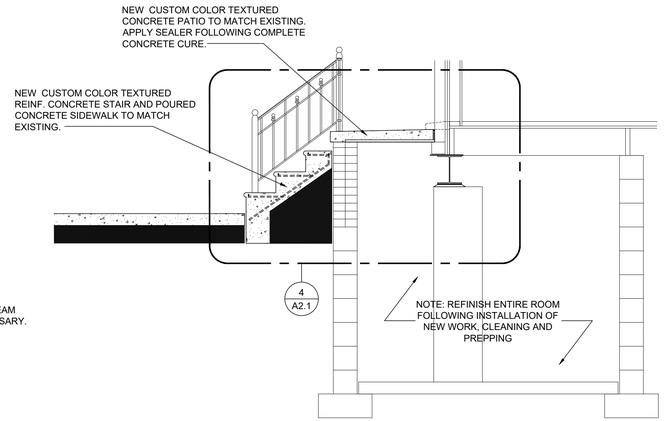




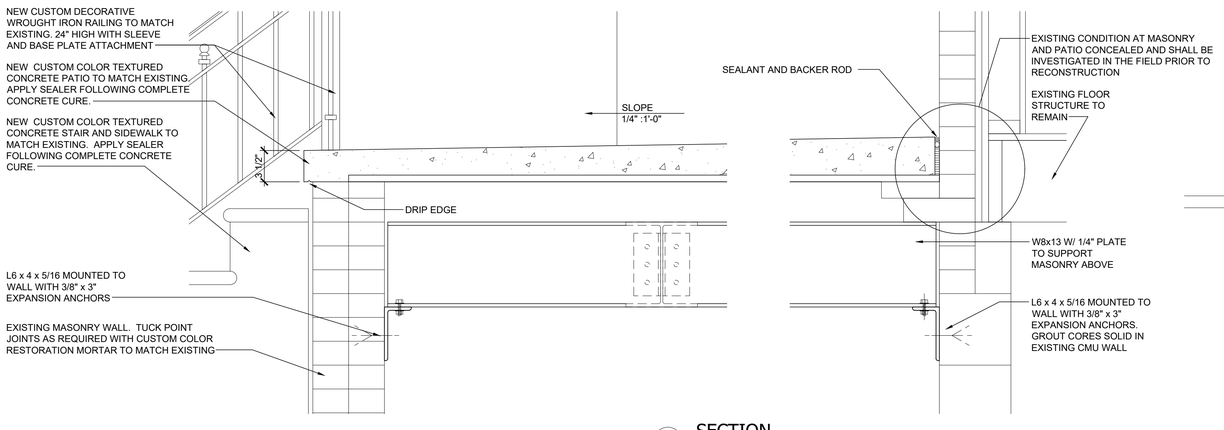
5 RAILING DETAIL
Scale: 1 1/2"=1'-0"



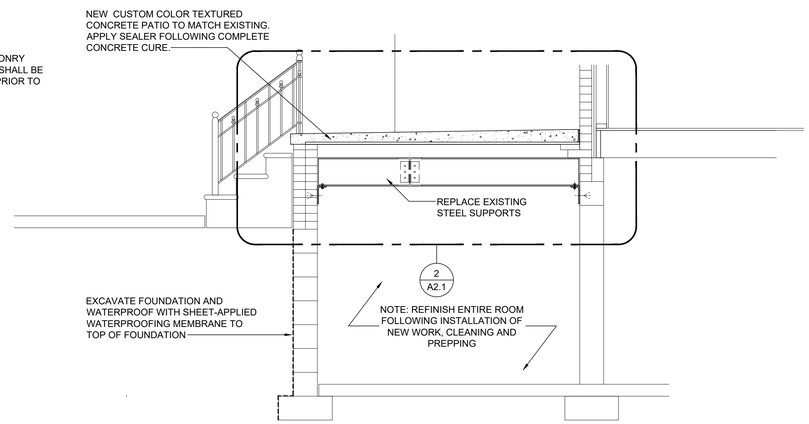
4 SECTION
Scale: 1 1/2"=1'-0"



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



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



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

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(DO NOT SCALE DRAWING)