

CONSULTANT:

GONZALEZ
**GONZALEZ OFFICE
BUILDING**

PROJECT NUMBER: 2022-0288

DATE	DESCRIPTION	BY
	CONSTRUCTION DOCUMENTS	
	REVISION TITLE	
	# A3 01: RESPONSE TO COMMENTS	
	# A9 01: WIP	

**SECOND & THIRD FLOOR
PLAN - RENOVATION**

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REVIEWED BY: JD DRAWN BY: LS

A105

LEGEND:

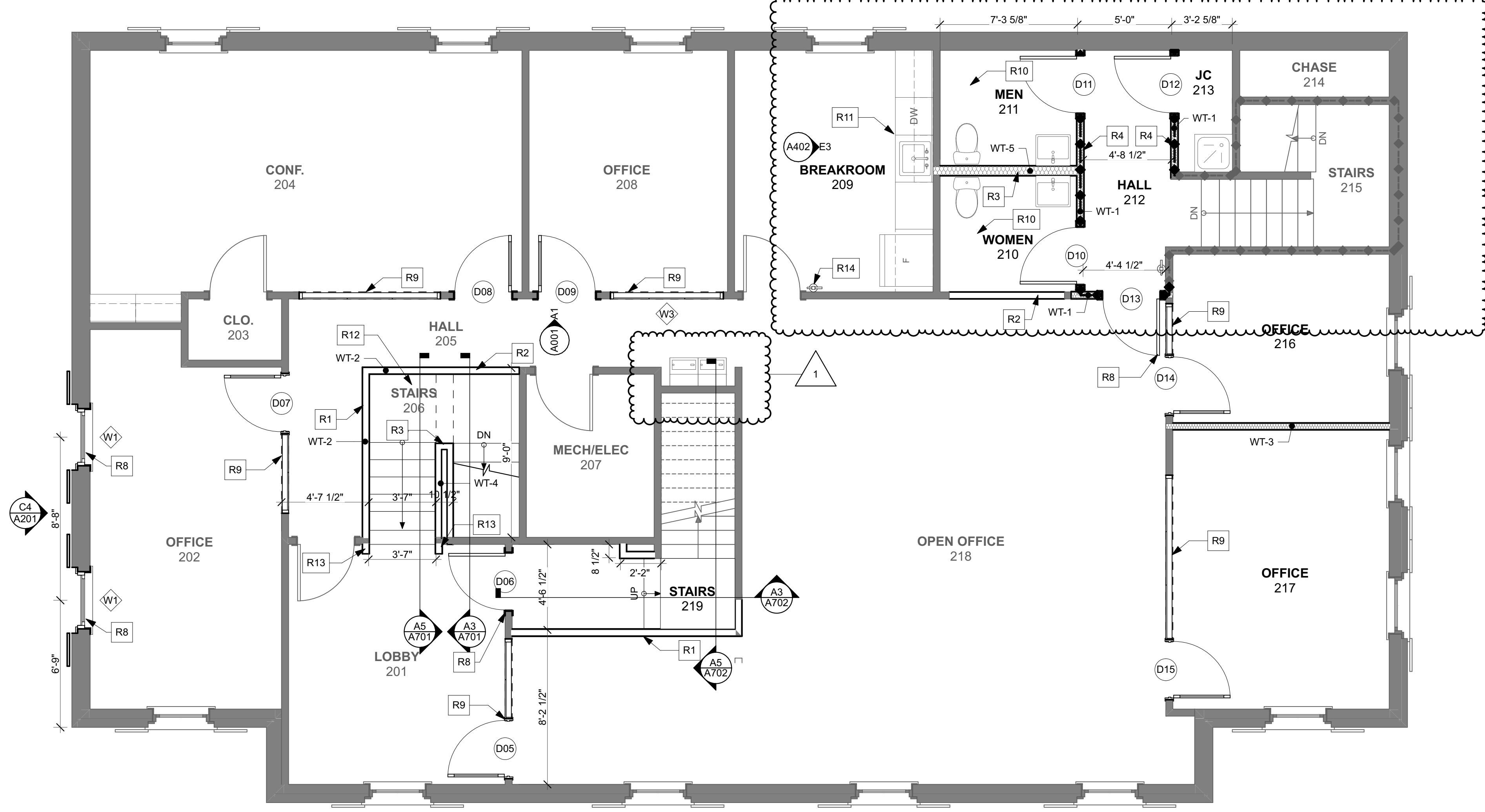
- EXISTING EXTERIOR WALL TO REMAIN
- EXISTING INTERIOR WALL TO REMAIN
- EXISTING INTERIOR WALL TO REMAIN
- EXISTING 1-HOUR FIRED RATED WALL TO REMAIN
- NEW 1-HOUR FIRE RATED WALL. NEW INSULATED WALL WITH 2X4 WOOD STUDS AT 16" O.C. AND TWO LAYERS OF TYPE "X" GYPSUM BOARD ON EACH SIDE.
WALL TYPE: WT.1
- NEW NON-INSULATED INTERIOR WALL WITH 2X4 WOOD STUDS AT 16" O.C. CONTRACTOR TO MATCH ADJACENT EXISTING GYPSUM BOARD THICKNESS. EXTEND TO CEILING ABOVE.
WALL TYPE: WT.2
- NEW INSULATED INTERIOR WALL WITH 2X4 WOOD STUDS AT 16" O.C. CONTRACTOR TO MATCH ADJACENT EXISTING GYPSUM BOARD THICKNESS. EXTEND TO CEILING ABOVE.
WALL TYPE: WT.3
- NEW NON-INSULATED WALL WITH 2X6 WOOD STUDS AT 16" O.C. AND TWO LAYERS OF 1/2" GYPSUM BOARD ON EACH SIDE.
WALL TYPE: WT.4
- NEW INSULATED WALL WITH 2X6 WOOD STUDS AT 16" O.C. AND TWO LAYERS OF 1/2" GYPSUM BOARD ON EACH SIDE.
WALL TYPE: WT.5

GENERAL RENOVATION NOTES:

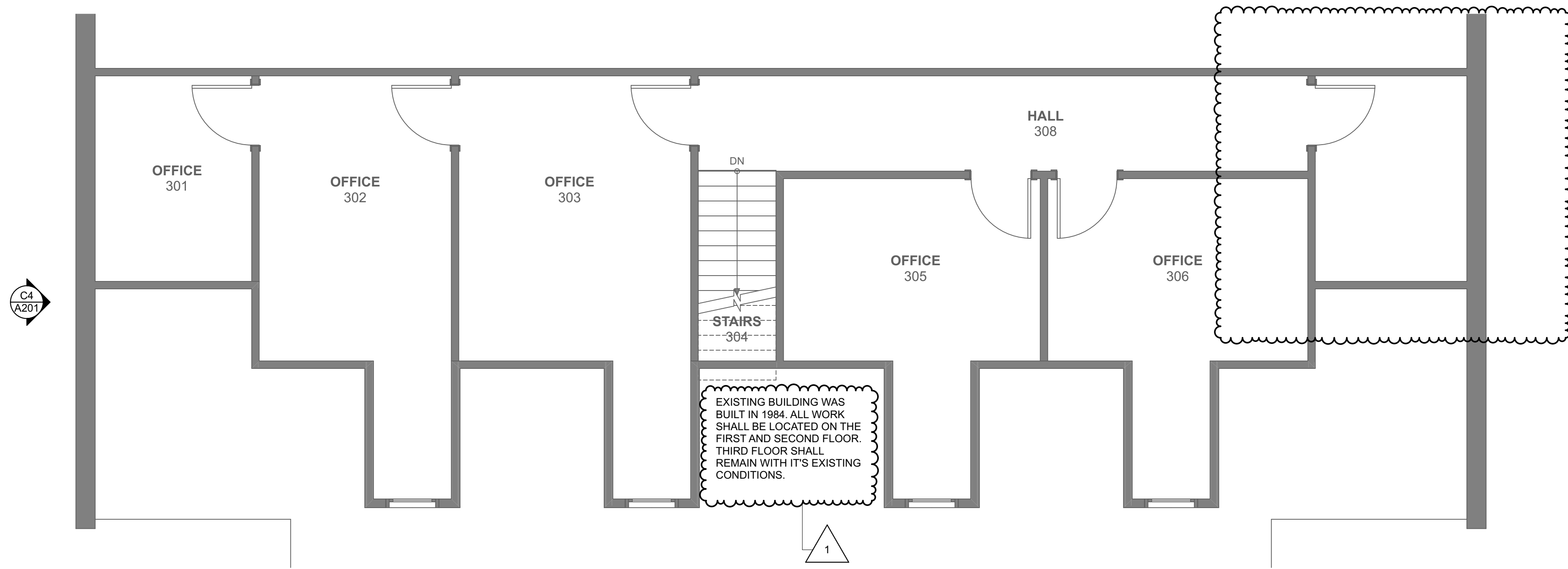
- ALL NOTES AND DETAILS SHOULD BE CONSIDERED TYPICAL UNLESS OTHERWISE NOTED.
- DIMENSIONS TAKEN FROM FINISH FACE OF EXISTING WALLS TO FACE OF STUD FOR NEW CONSTRUCTION WALLS.
- INSTALL NEW GYPSUM BOARD WALLS AND DOORS, CEILINGS, FINISHES, LIGHTING AND ELECTRICAL AS INDICATED.
- ALL WALLS AND PARTITIONS WITHIN 2 FEET OF ALL PLUMBING FIXTURES SHALL COMPLY WITH FBC 1210.2.2.
- CONTRACTOR IS TO COORDINATE EXTENT OF FINISHES TO BE REPLACED AND FINISH SELECTIONS WITH OWNER.
- ON THE FIRST FLOOR, FLOORING SHALL REMAIN AS IS UNLESS OTHERWISE NOTED. WHERE EXISTING FLOORING IS NOTED TO BE REMOVED, REPLACE AND PREP SUBSTRATE AS RECOMMENDED BY THE MANUFACTURER. PATCH, PRIME, AND PAINT MINIMUM OF TWO COATS ALL WALLS THROUGHOUT AND ANY WALL DAMAGED DURING RENOVATION WORK IN THE ADJACENT AREAS. PAINT ANY WALL WHERE TOUCH-UP PAINT IS REQUIRED CORNER-TO-CORNER SO A CONSISTENT FINISH IS ACHIEVED. FOR FINISHES, SEE FINISH SCHEDULES ON SHEET A001.
- ON THE SECOND FLOOR, NEW FLOORING SHALL BE INSTALLED AS INDICATED TO ACCOMMODATE NEW LAYOUT. WHERE EXISTING FLOORING IS NOTED TO BE REMOVED, REPLACE AND PREP SUBSTRATE AS RECOMMENDED BY THE MANUFACTURER. PATCH, PRIME, AND PAINT MINIMUM OF TWO COATS ALL WALLS THROUGHOUT AND ANY WALL DAMAGED DURING RENOVATION WORK IN THE ADJACENT AREAS. PAINT ANY WALL WHERE TOUCH-UP PAINT IS REQUIRED CORNER-TO-CORNER SO A CONSISTENT FINISH IS ACHIEVED. FOR FINISHES, SEE FINISH SCHEDULES ON SHEET A001.
- ON THE ATTIC FLOOR, FLOORING SHALL REMAIN AS IS UNLESS OTHERWISE NOTED. WHERE EXISTING FLOORING IS NOTED TO BE REMOVED, REPLACE AND PREP SUBSTRATE AS RECOMMENDED BY THE MANUFACTURER. PATCH, PRIME, AND PAINT MINIMUM OF TWO COATS ALL WALLS THROUGHOUT AND ANY WALL DAMAGED DURING RENOVATION WORK IN THE ADJACENT AREAS. PAINT ANY WALL WHERE TOUCH-UP PAINT IS REQUIRED CORNER-TO-CORNER SO A CONSISTENT FINISH IS ACHIEVED. FOR FINISHES, SEE FINISH SCHEDULES ON SHEET A001.

TYPICAL RENOVATION NOTES:

- R1** INSTALL NEW WALL. NEW WALL SHALL CONSIST OF 2X4 STUDS @ 16" O.C. AND ONE LAYER OF 1/2" GYPSUM BOARD ON EACH SIDE.
- R2** ALIGN NEW WALL WITH EXISTING WALL. NEW WALL SHALL CONSIST OF 2X4 STUDS @ 16" O.C. AND ONE LAYER OF 1/2" GYPSUM BOARD ON EACH SIDE.
- R3** INSTALL NEW WALL. NEW WALL SHALL CONSIST OF 2X6 STUDS @ 16" O.C. AND ONE LAYER OF 1/2" GYPSUM BOARD ON EACH SIDE.
- R4** INSTALL NEW WALL. NEW WALL SHALL CONSIST OF 2X4 STUDS @ 16" O.C. AND ONE LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON EACH SIDE. NEW WALL SHALL MAINTAIN 1-HOUR FIRE RATING.
- R5** ALIGN NEW WALL WITH EXISTING WALL. NEW WALL SHALL CONSIST OF 2X4 STUDS @ 16" O.C. AND ONE LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON EACH SIDE.
- R6** INSTALL NEW WALL AND ASSOCIATED DOOR. SEE DOOR SCHEDULE SHEET A001.
- R7** INFILL EXISTING DOOR OPENING WITH WALL CONSTRUCTION TO MATCH EXISTING ADJACENT WALL. PRIME AND PAINT EXISTING WALL WITH TWO (2) COATS FROM CORNER-TO-CORNER.
- R8** INSTALL NEW DOOR, OPENING, OR WINDOW. SEE SCHEDULES ON SHEET A001.
- R9** INSTALL NEW STOREFRONT PARTITION AND ASSOCIATED DOOR IN LINE WITH EXISTING WALL. SEE SHEET A001.
- R10** ALL WALLS AND PARTITIONS WITHIN TWO (2) FEET OF ALL PLUMBING FIXTURES SHALL COMPLY WITH FBC 1210.2.2.
- R11** INSTALL NEW CABINETS, SINKS, APPLIANCES AND ALL ASSOCIATED ATTACHMENT DEVICES, POWER AND WATER TO ACCOMMODATE NEW LAYOUT.
- R12** INSTALL NEW INTERIOR STAIRS.
- R13** EXTEND NEW WALL TO PROVIDE FOR 1'-0" HANDRAIL RETURN.
- R14** RELOCATED FIRE EXTINGUISHER.
- R15** INSTALL NEW PORCH ENTRY, STAIRS AND RAILINGS



C1 SECOND FLOOR
SCALE: 1/4" = 1'-0"



A1 THIRD FLOOR
SCALE: 1/4" = 1'-0"