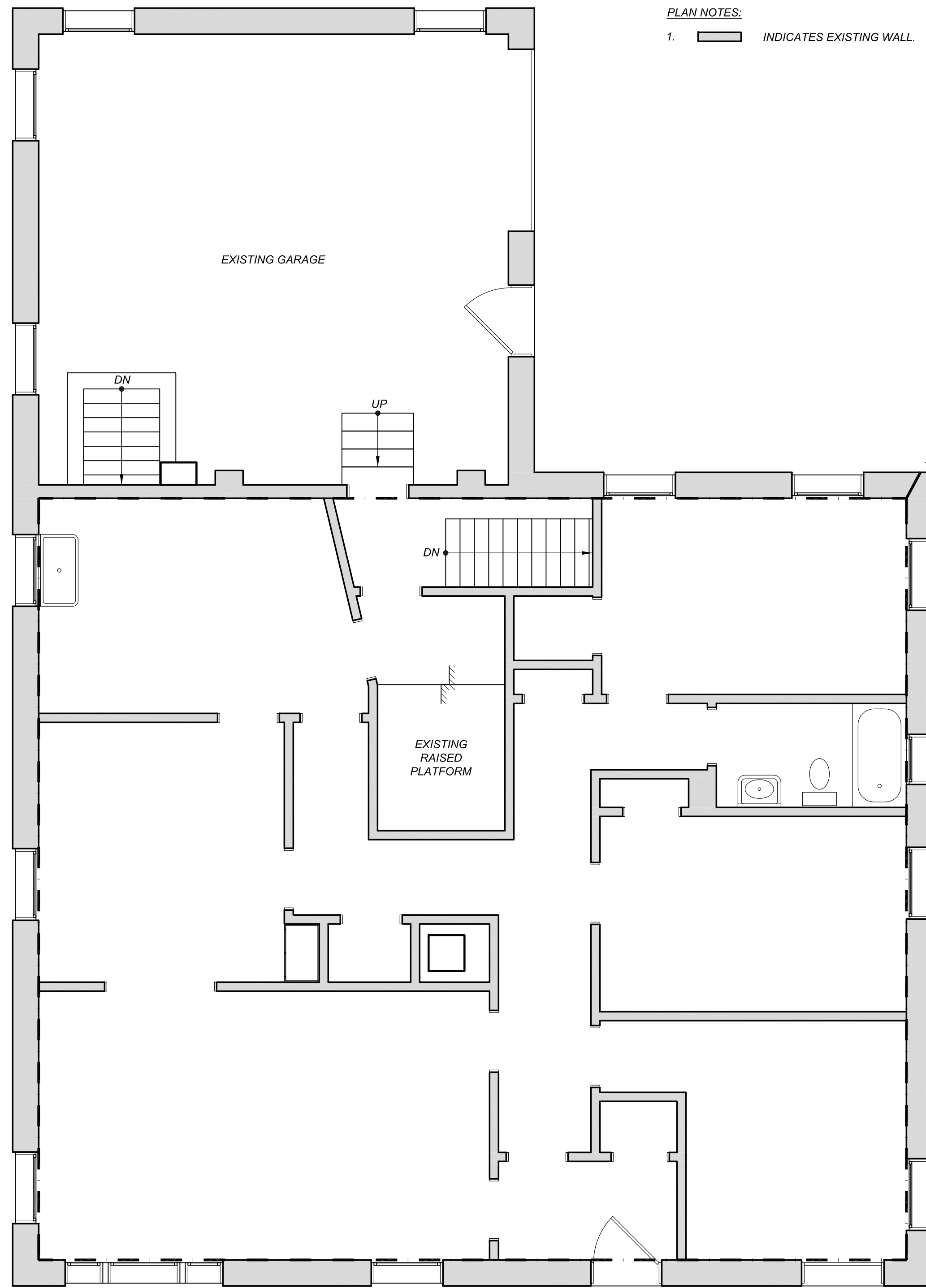


DRAWING INDEX

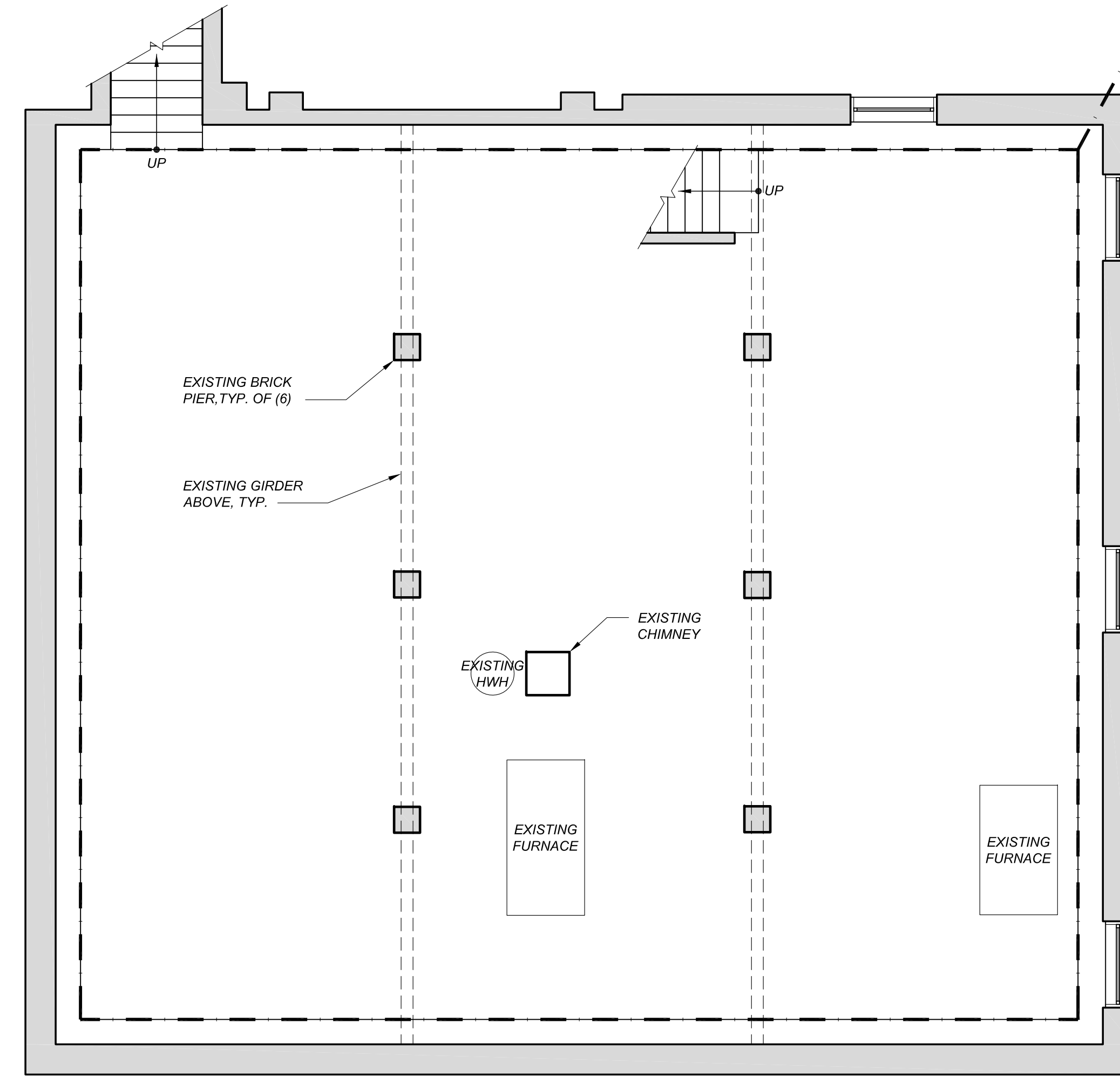
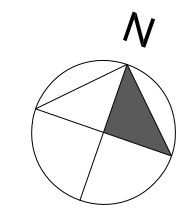
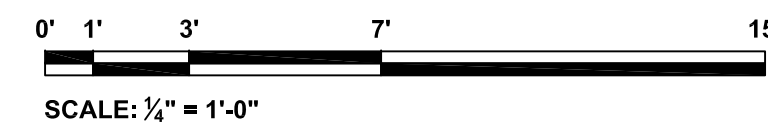
- EX-100 EXISTING PLANS
- EX-101 EXISTING FRAMING PLANS
- EX-200 EXISTING EXTERIOR
  
- D-100 DEMOLITION PLAN
  
- A-100 FLOOR PLANS
- A-101 FRAMING PLANS
  
- A-300 SECTIONS



PLAN NOTES:  
1. INDICATES EXISTING WALL.

AREA: 1428 sf  
EXISTING FLOOR AREA FOR SPRINKLER EVALUATION, SEE DEMOLITION PLAN

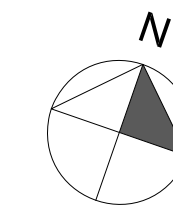
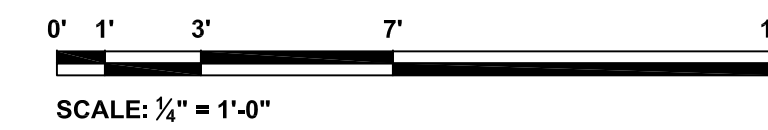
EXISTING FIRST FLOOR PLAN





PLAN NOTES:  
1. EXISTING MECHANICAL EQUIPMENT LOCATIONS ARE APPROXIMATE.  
2. INDICATES EXISTING WALL.

AREA: 1292 sf  
EXISTING FLOOR AREA FOR SPRINKLER EVALUATION, SEE DEMOLITION PLAN



EXISTING BASEMENT FLOOR PLAN

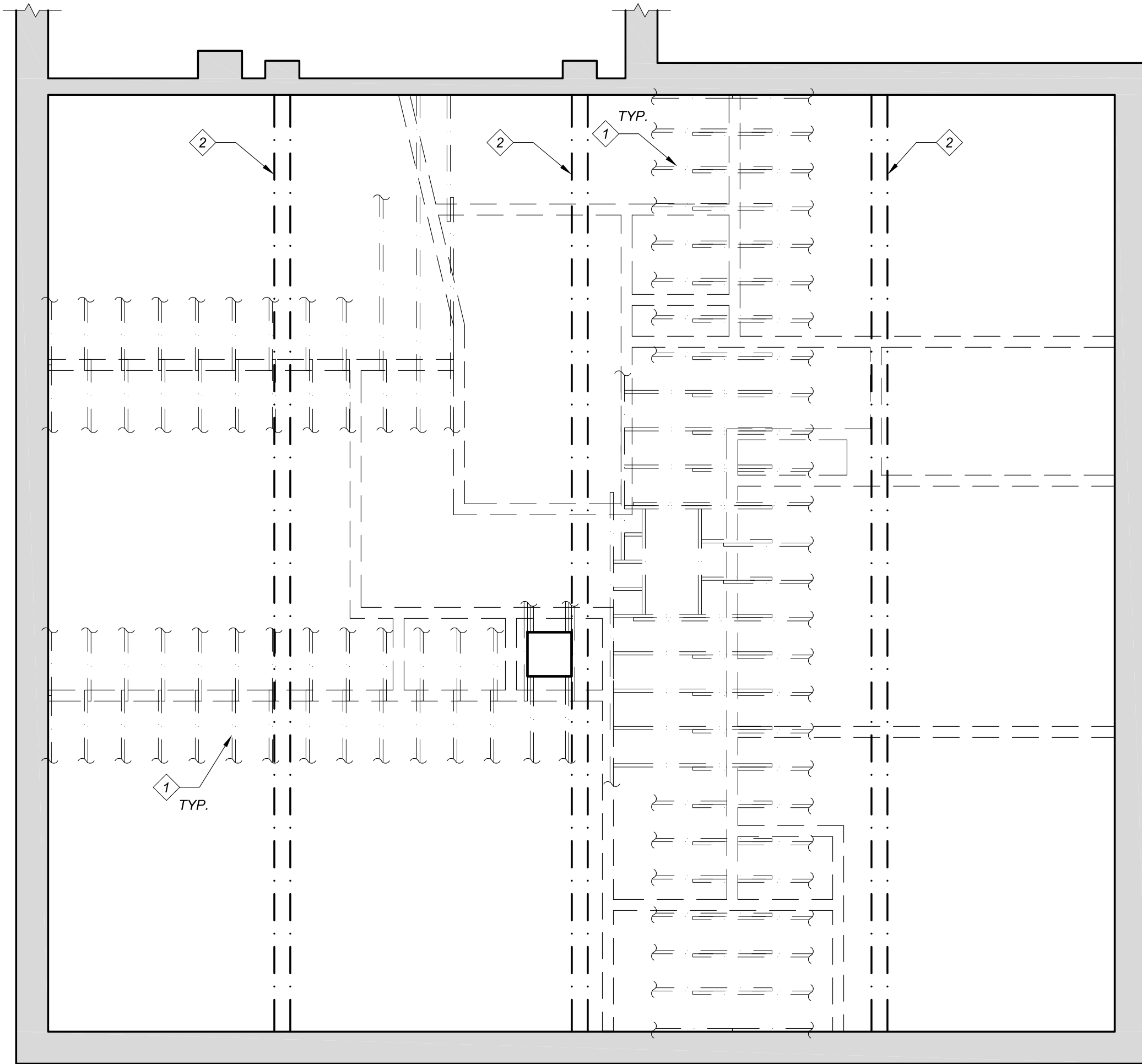


**PLAN NOTES:**

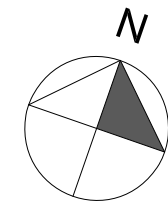
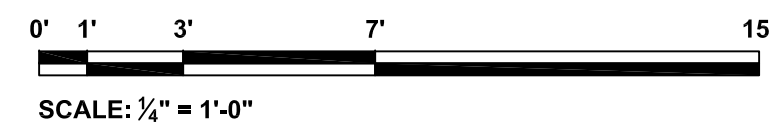
1. EXISTING FRAMING CONDITIONS OTHER THAN THOSE SHOWN OR IN NUMBERS VARYING FROM THOSE SHOWN MAY EXIST.
2.  INDICATES EXISTING WALL.
3.  INDICATES EXISTING WALL BELOW.

**KEYED NOTES:**

- 1  INDICATES EXISTING JOIST (NOT ALL EXISTING JOISTS SHOWN).
- 2  INDICATES EXISTING ROOF TRUSS ABOVE.

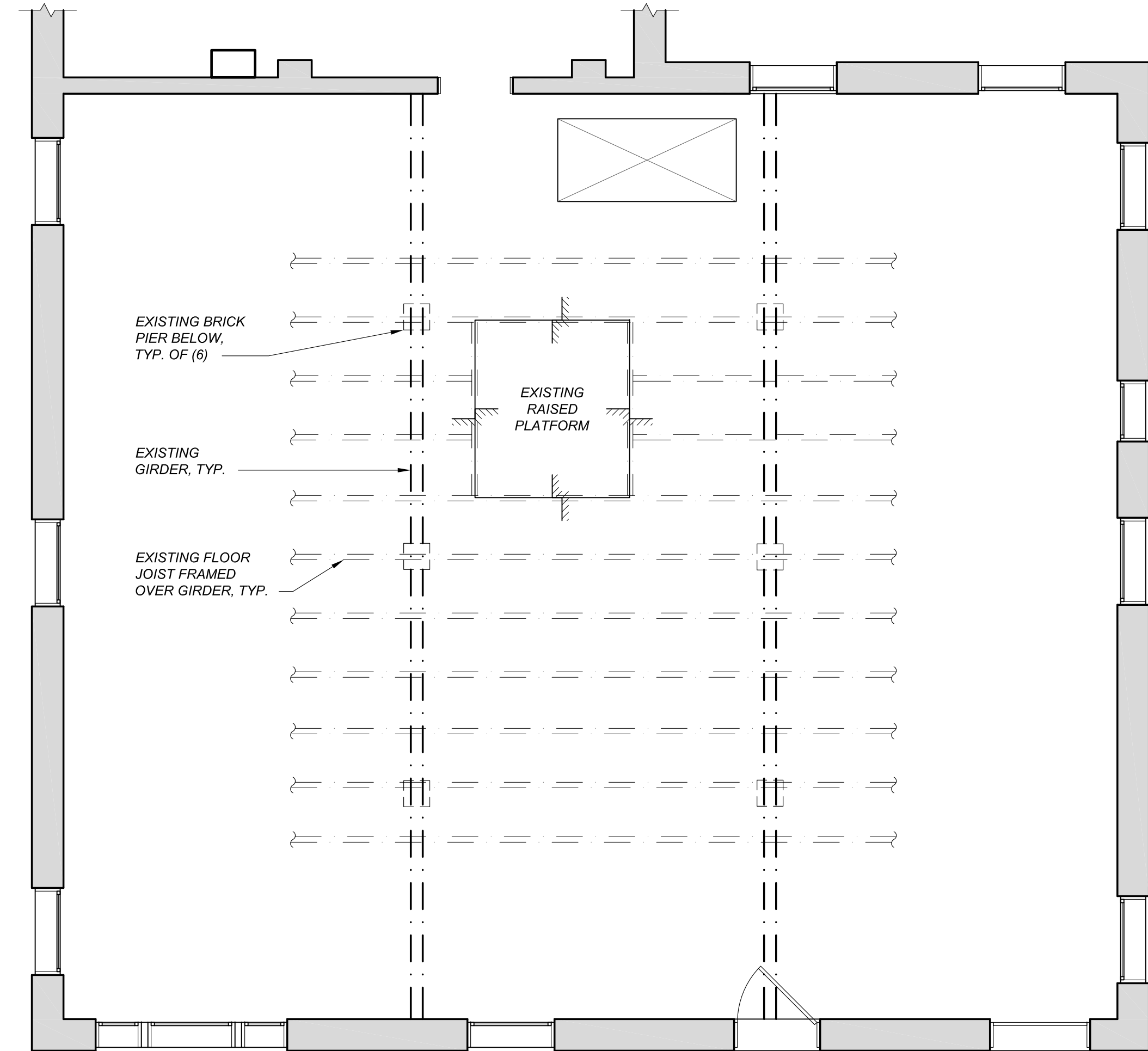


**EXISTING ATTIC  
 FRAMING PLAN**

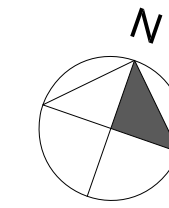
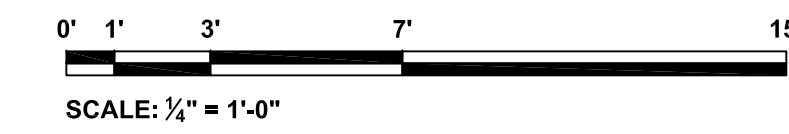


**PLAN NOTES:**

1. EXISTING FRAMING CONDITIONS OTHER THAN THOSE SHOWN OR IN NUMBERS VARYING FROM THOSE SHOWN MAY EXIST.
2. FIRST FLOOR WALLS, FIXTURES, AND FITTINGS NOT SHOWN FOR CLARITY.



**EXISTING FIRST FLOOR  
 FRAMING PLAN**





EXISTING CONDITIONS



EXISTING CONDITIONS


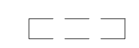


EXISTING CONDITIONS

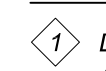


EXISTING CONDITIONS

**PLAN NOTES:**

1. VERIFY EXTENTS OF ALL DEMOLITION WITH OWNER.
2.  INDICATES EXISTING WALL TO REMAIN.
3.  INDICATES EXISTING CONSTRUCTION TO BE DEMOLISHED.

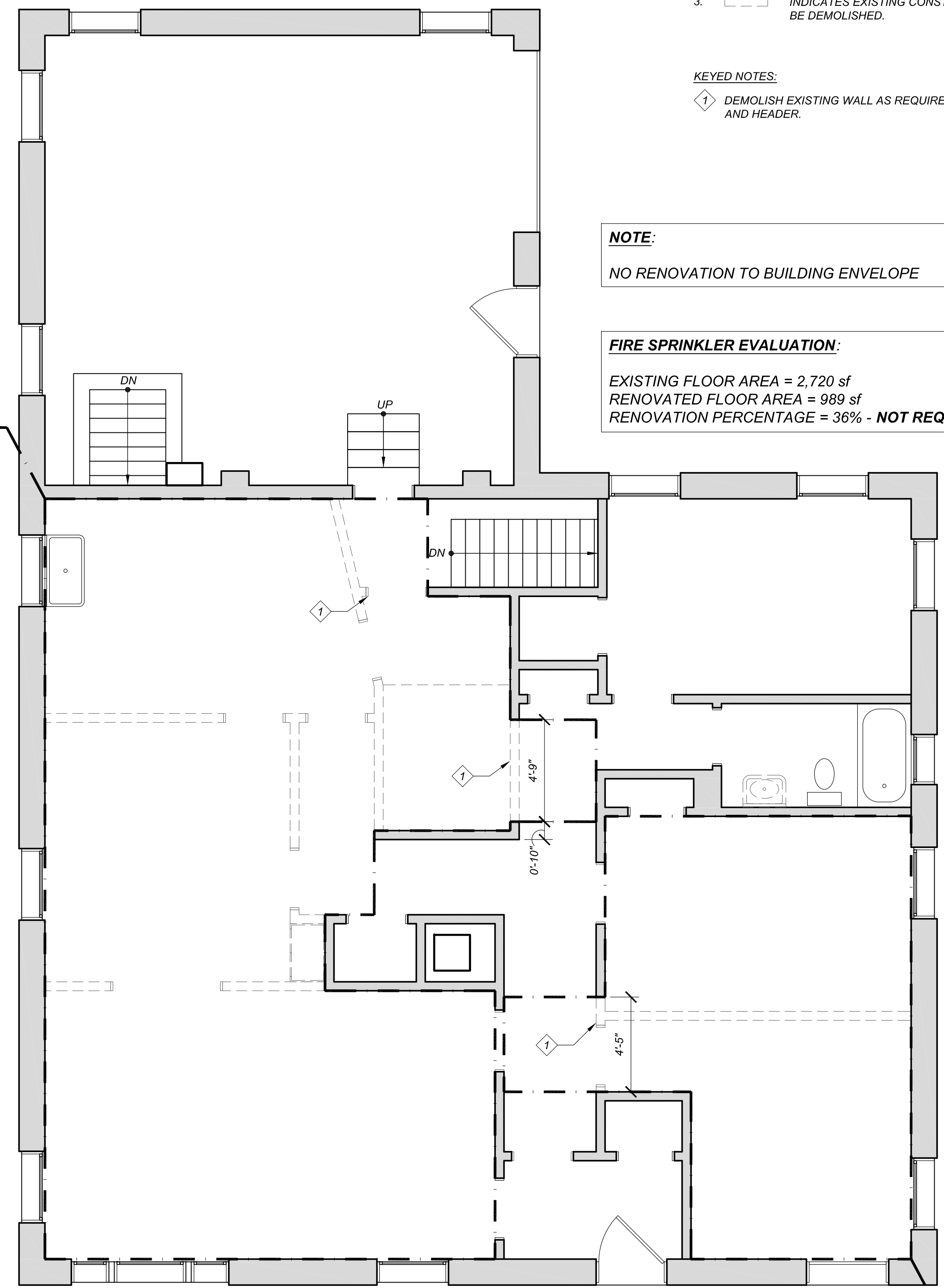
**KEYED NOTES:**

-  DEMOLISH EXISTING WALL AS REQUIRED FOR NEW OPENING AND HEADER.

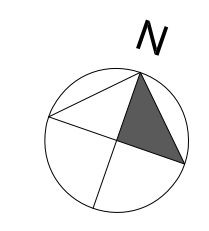
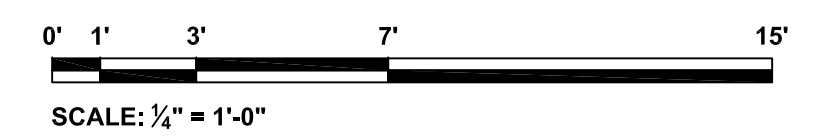
**NOTE:**  
 NO RENOVATION TO BUILDING ENVELOPE

**FIRE SPRINKLER EVALUATION:**  
 EXISTING FLOOR AREA = 2,720 sf  
 RENOVATED FLOOR AREA = 989 sf  
 RENOVATION PERCENTAGE = 36% - **NOT REQUIRED**

**AREA: 705 sf**  
 RENOVATED FLOOR AREA FOR  
 SPRINKLER EVALUATION





FIRST FLOOR DEMOLITION PLAN





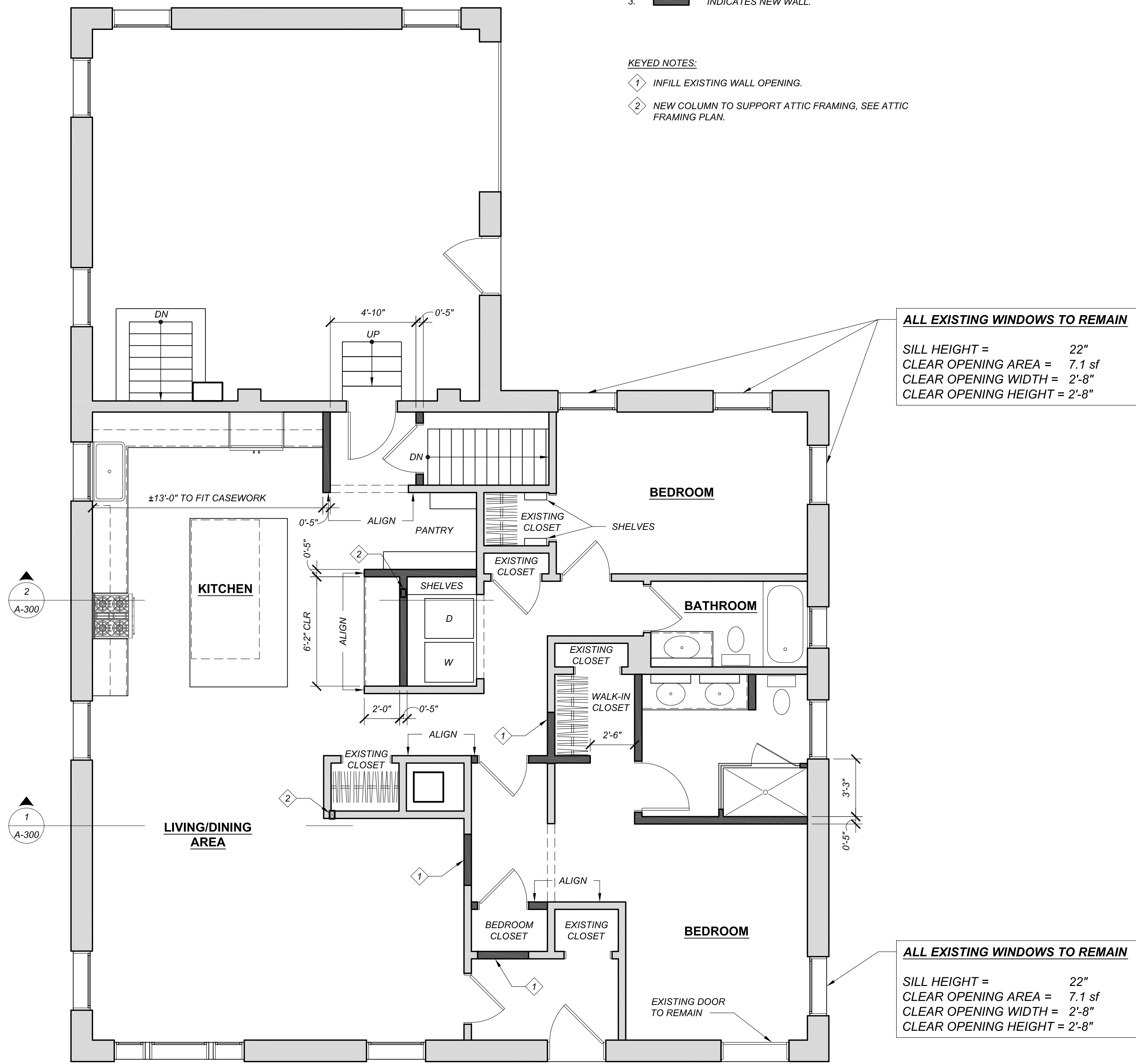
**AREA: 284 sf**  
 RENOVATED FLOOR AREA FOR  
 SPRINKLER EVALUATION

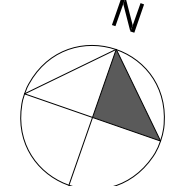
**PLAN NOTES:**

1. WALL LOCATION DIMENSIONS GIVEN ARE TO FINISH SURFACE.
2.  INDICATES EXISTING WALL.
3.  INDICATES NEW WALL.


**KEYED NOTES:**

- 1  INFILL EXISTING WALL OPENING.
- 2  NEW COLUMN TO SUPPORT ATTIC FRAMING. SEE ATTIC FRAMING PLAN.




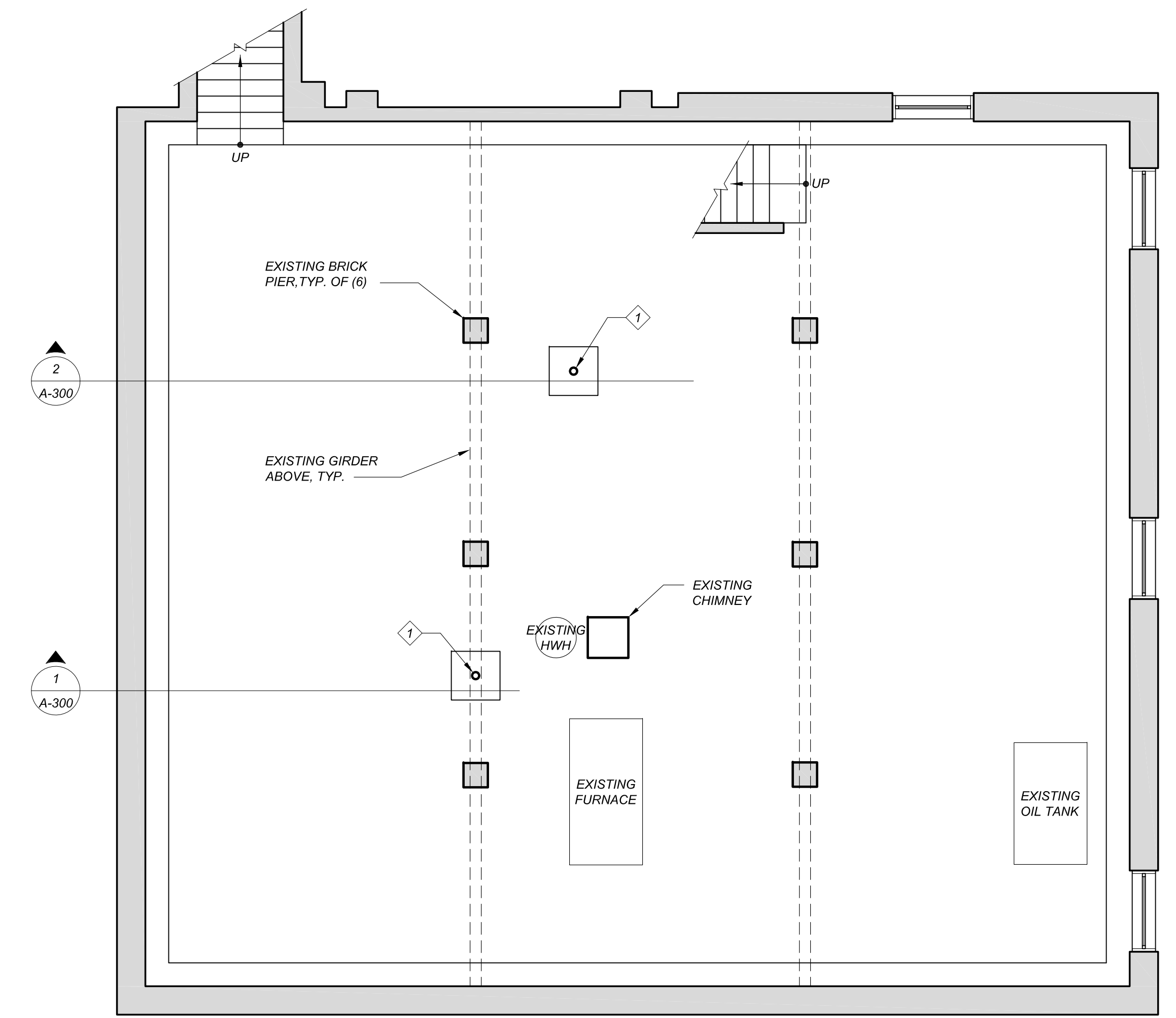
**FIRST FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"  


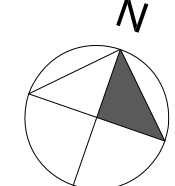
**PLAN NOTES:**

1. EXISTING MECHANICAL EQUIPMENT LOCATIONS ARE APPROXIMATE.
2.  INDICATES EXISTING WALL.
3. INSTALL AND BRACE ALL NEW FRAMING ELEMENTS PER MANUFACTURER INSTRUCTIONS.


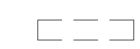


**KEYED NOTES:**

- 1  NEW 3/2" DIAMETER STEEL, CONCRETE-FILLED, PERMANENT LALLY COLUMN WITH 24"x24"x8" CONCRETE FOOTING UNDER NEW COLUMN ABOVE.







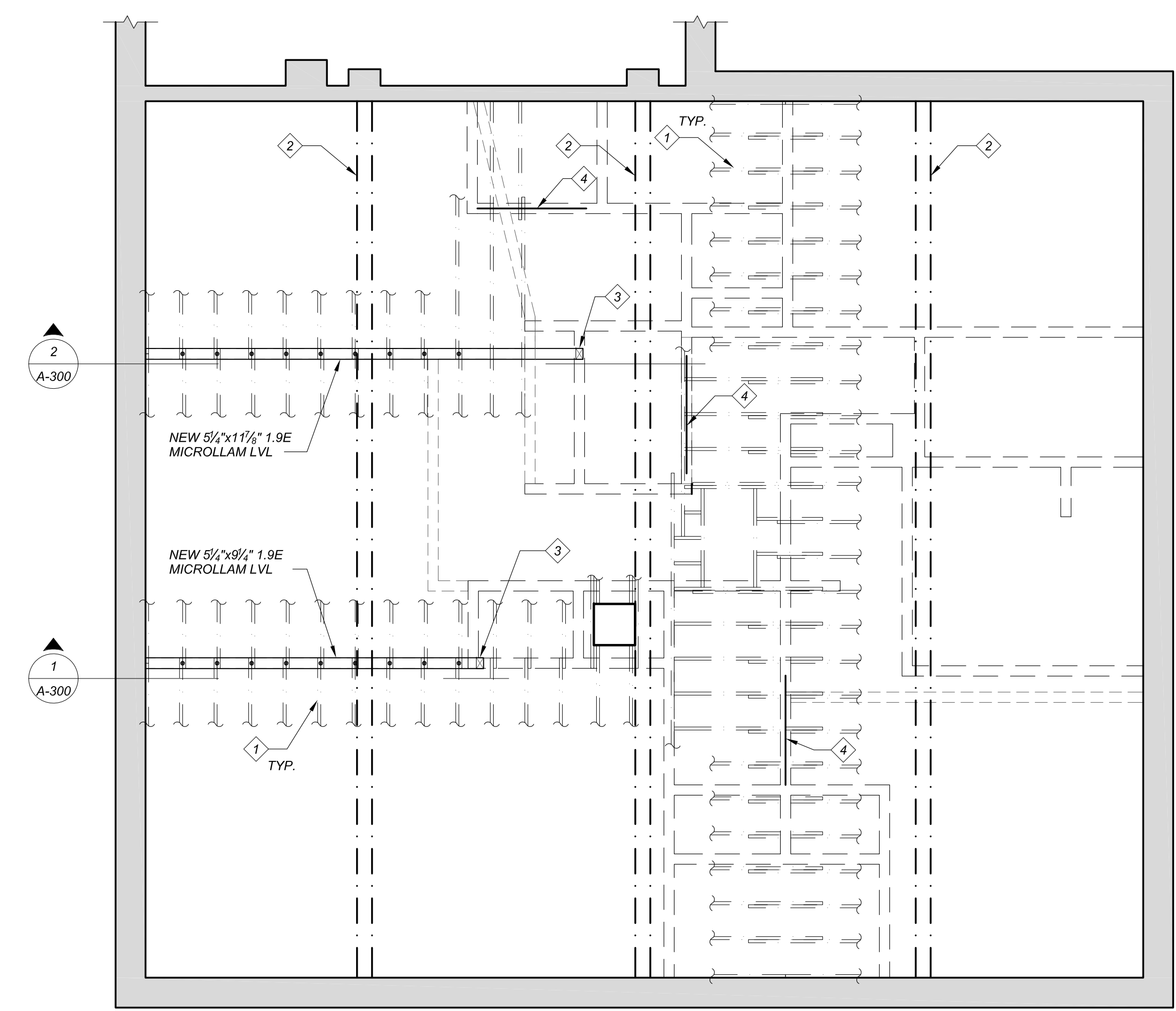
**BASEMENT FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"  


**PLAN NOTES:**

1. EXISTING FRAMING CONDITIONS OTHER THAN THOSE SHOWN OR IN NUMBERS VARYING FROM THOSE SHOWN MAY REQUIRE NEW STRUCTURAL SUPPORT.
2. ENSURE ALL AFFECTED EXISTING FRAMING MEMBERS ARE SUPPORTED BY NEW STRUCTURAL SUPPORT BEFORE DEMOLITION OF FIRST FLOOR WALLS.
3.  INDICATES EXISTING WALL TO REMAIN.
4.  INDICATES EXISTING WALL BELOW TO BE DEMOLISHED.
5.  INDICATES EXISTING WALL BELOW TO REMAIN OR NEW WALL BELOW.
6.  INDICATES ATTACHMENT POINT BETWEEN EXISTING JOIST LAP AND NEW BEAM.
7. INSTALL AND BRACE ALL NEW FRAMING ELEMENTS PER MANUFACTURER INSTRUCTIONS.

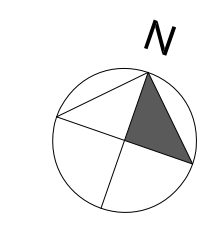
**KEYED NOTES:**

- 1  INDICATES EXISTING JOIST (NOT ALL EXISTING JOISTS SHOWN).
- 2  INDICATES EXISTING ROOF TRUSS ABOVE.
- 3  INDICATES NEW 3/2"x5/2" 1.3E TIMBERSTRAND LSL COLUMN.
- 4  INDICATES HEADER IN PARTIALLY DEMOLISHED WALL BELOW.



ATTIC FRAMING PLAN

0' 1' 3' 7' 15'  
 SCALE: 1/4" = 1'-0"

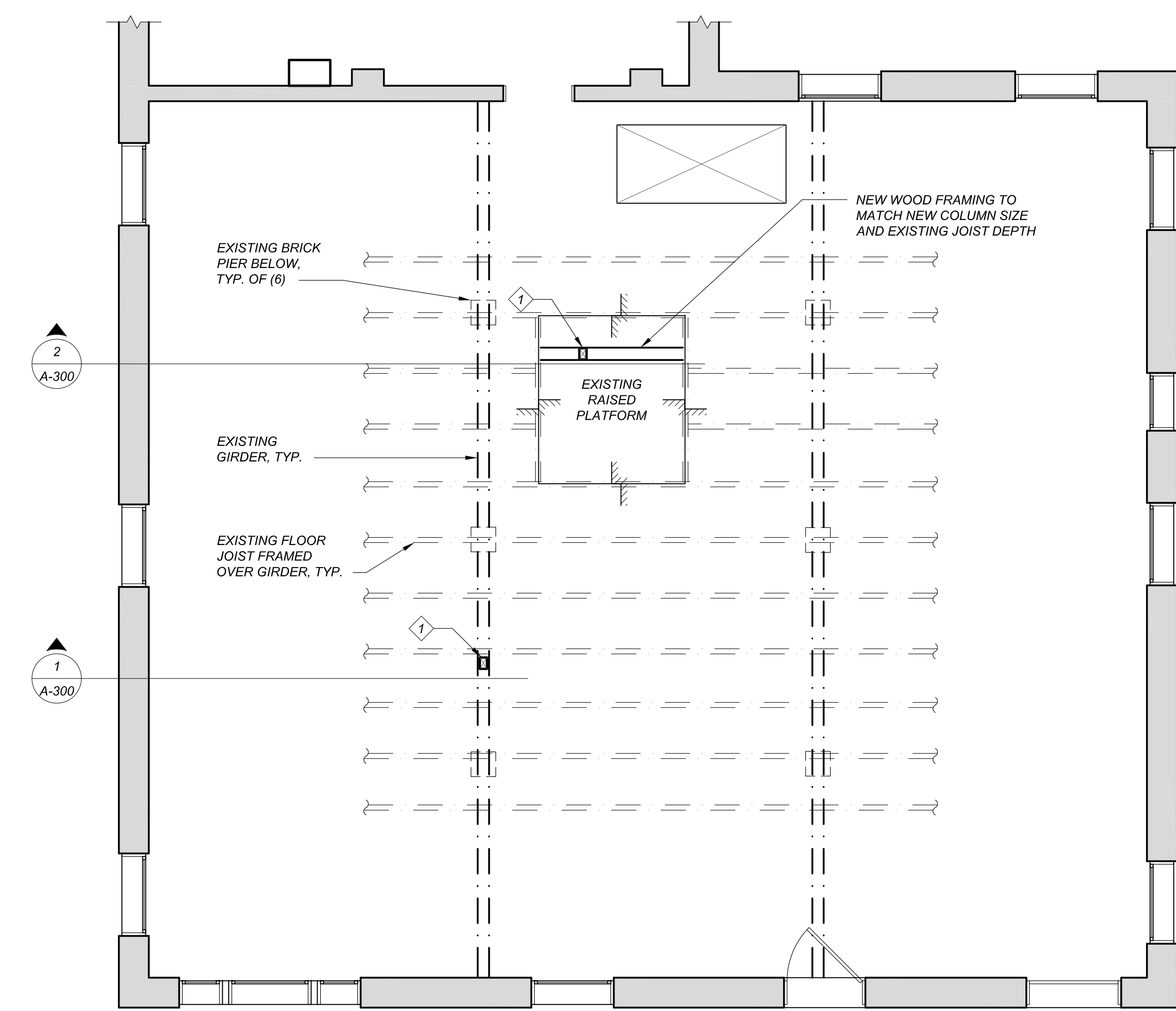


**PLAN NOTES:**

1. EXISTING FRAMING CONDITIONS OTHER THAN THOSE SHOWN OR IN NUMBERS VARYING FROM THOSE SHOWN MAY EXIST.
2. FIRST FLOOR WALLS, FIXTURES, AND FITTINGS NOT SHOWN FOR CLARITY.
3. INSTALL AND BRACE ALL NEW FRAMING ELEMENTS PER MANUFACTURER INSTRUCTIONS.

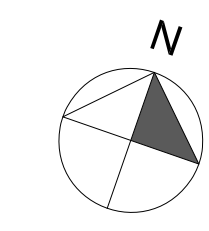
**KEYED NOTES:**

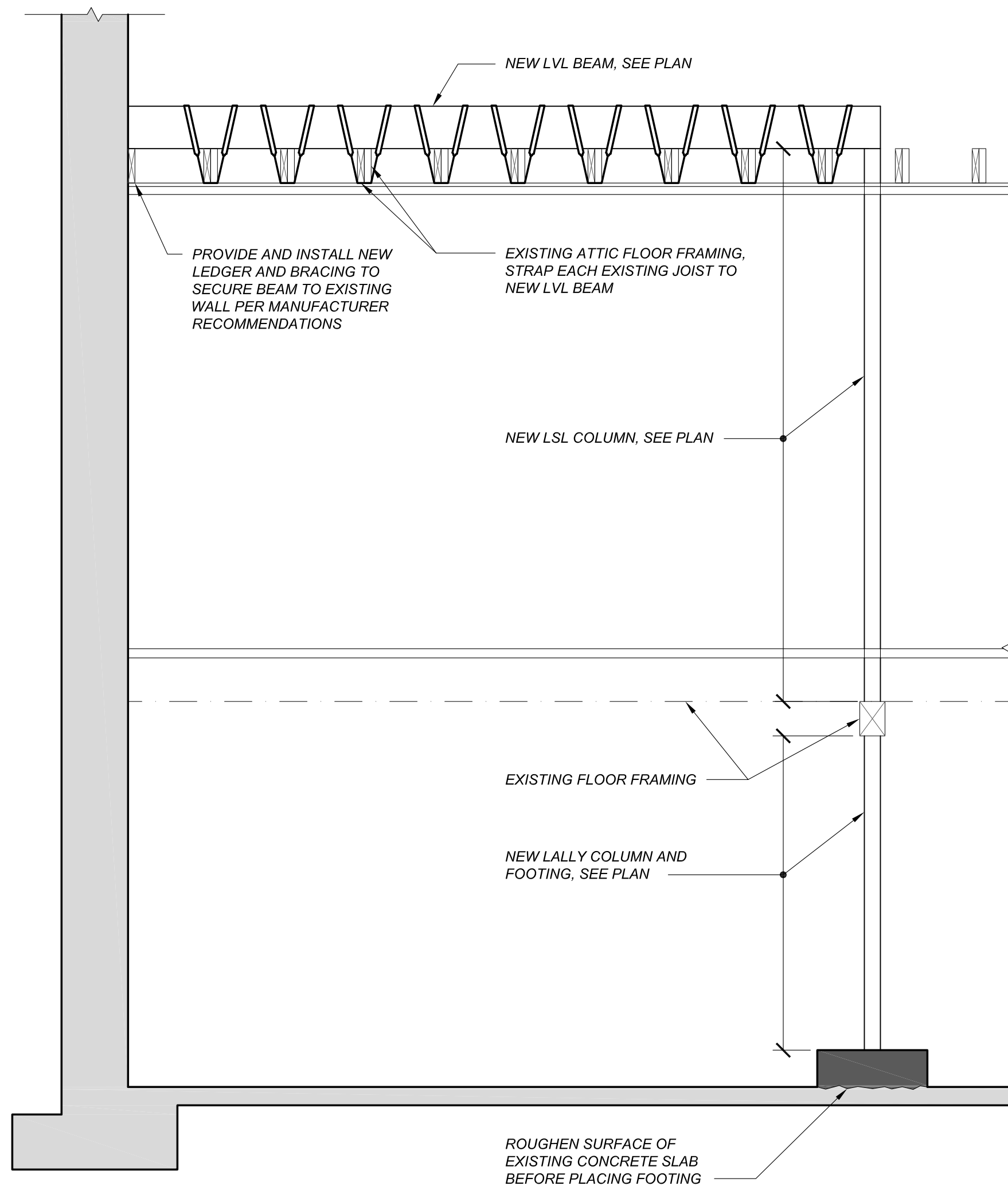
- 1  NEW COLUMN TO SUPPORT ATTIC FRAMING. SEE ATTIC FRAMING PLAN.



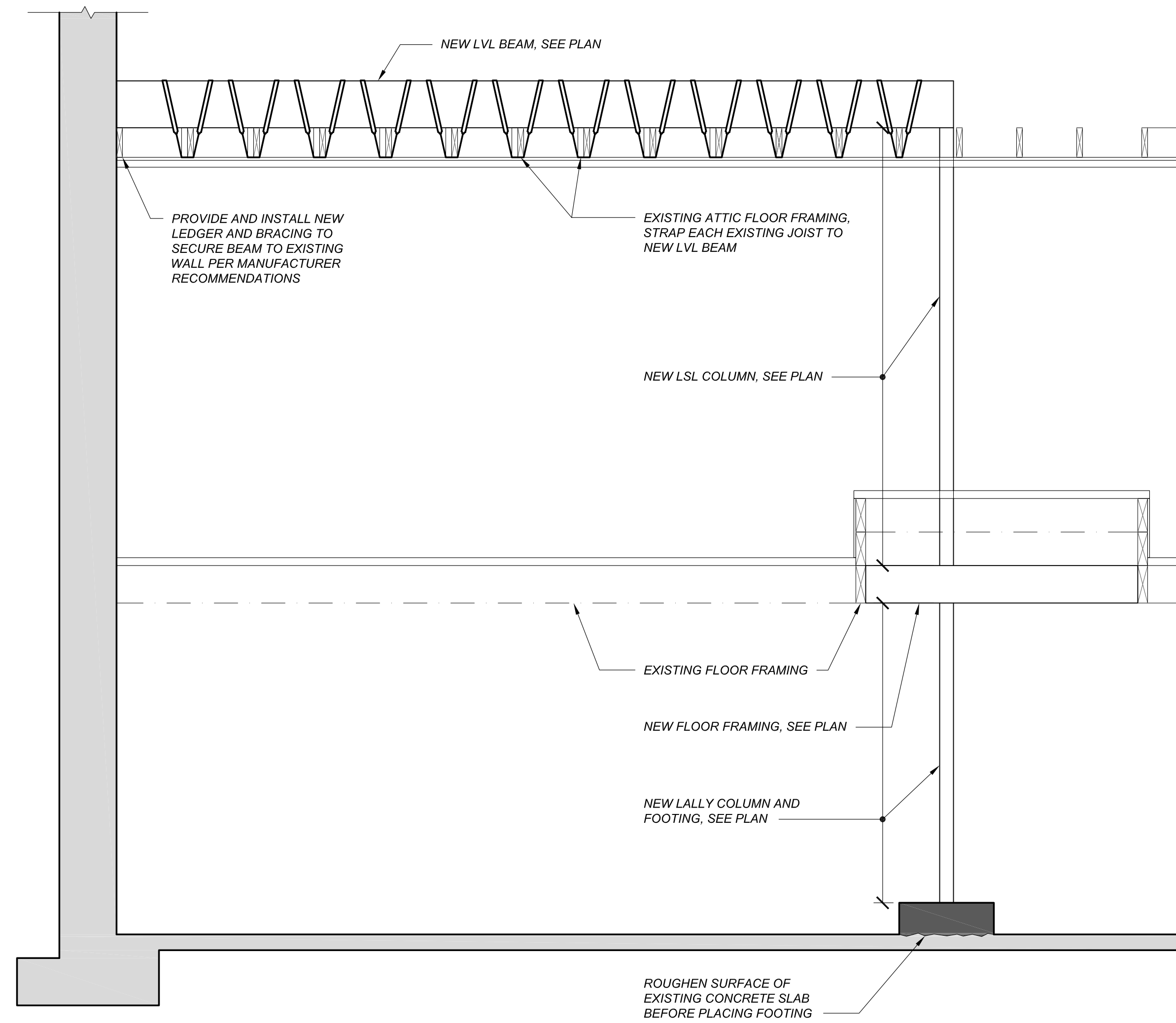
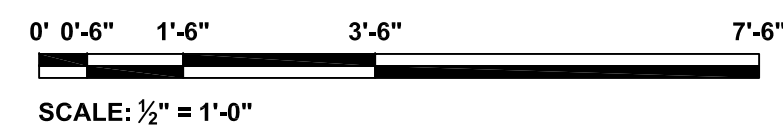
FIRST FLOOR FRAMING PLAN

0' 1' 3' 7' 15'  
 SCALE: 1/4" = 1'-0"

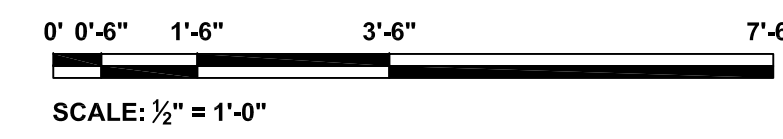




SECTION 1



SECTION 2



SECTION NOTES:

1. EXISTING FRAMING CONDITIONS OTHER THAN THOSE SHOWN OR IN NUMBERS VARYING FROM THOSE SHOWN MAY EXIST.
2. ENSURE ALL AFFECTED EXISTING FRAMING MEMBERS ARE SUPPORTED BY NEW STRUCTURAL SUPPORT BEFORE DEMOLITION OF FIRST FLOOR WALLS.
3. INSTALL AND BRACE ALL NEW FRAMING ELEMENTS PER MANUFACTURER INSTRUCTIONS.