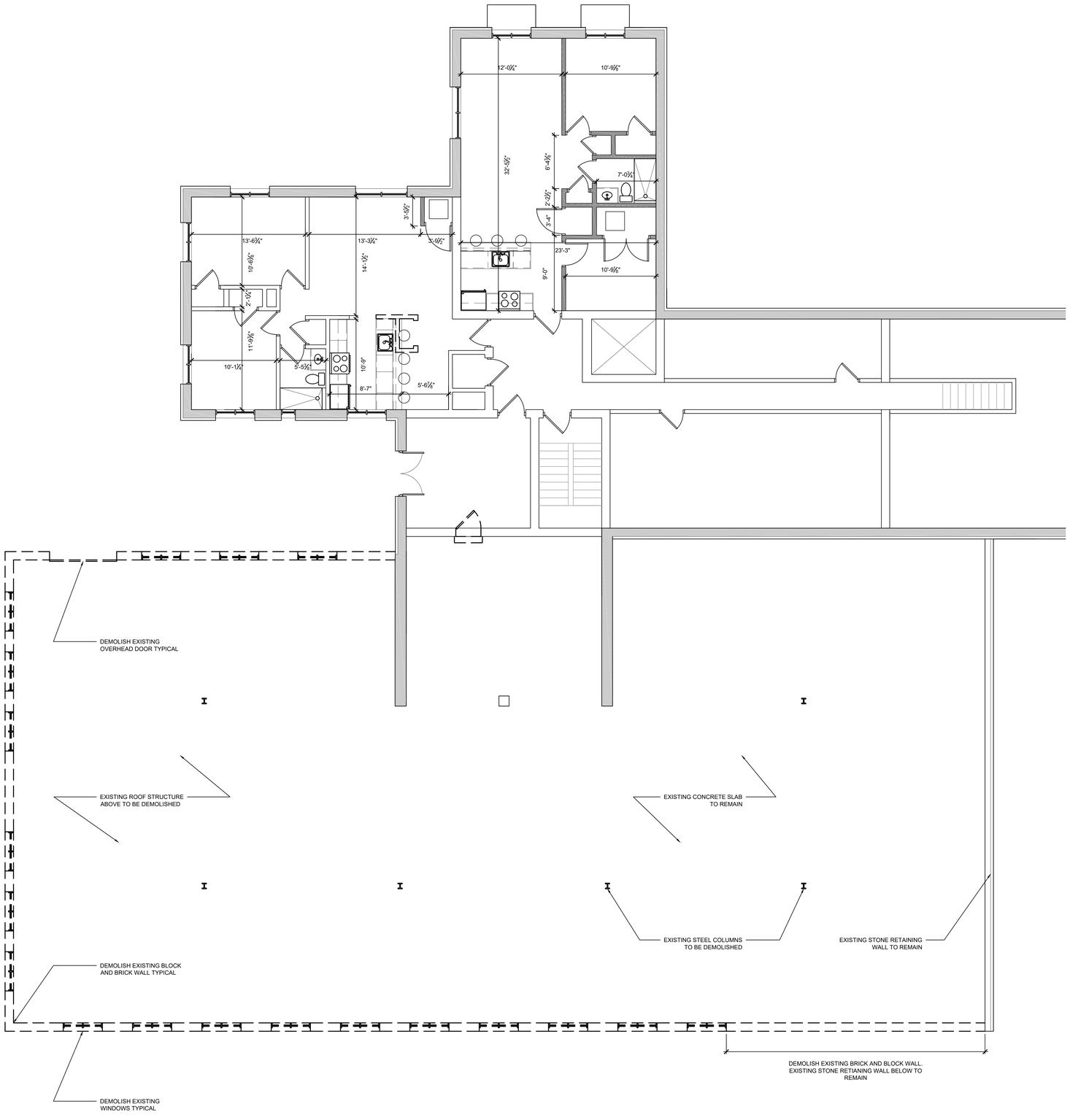



1 FIRST FLOOR PLAN - SECTION A
3/16" = 1'-0"

GENERAL NOTES

1. BY ACCEPTING THESE CONSTRUCTION DOCUMENTS, THE OWNER AGREES THAT HE/SHE HAS APPROVED THE CONSTRUCTION DOCUMENTS AND HE/SHE HAS AN UNDERSTANDING OF THE DESIGN INTENT OF THE SCOPE OF WORK INCLUDING BUT NOT LIMITED TO ROOM SIZES, DOOR CONFIGURATION, AND FINISHES. ANY OWNER DRIVEN CHANGES TO THE CONSTRUCTION DOCUMENTS AFTER ACCEPTANCE AND APPROVAL COULD RESULT IN ADDITIONAL ARCHITECTURAL SERVICE FEES AND/OR ADDITIONAL COSTS IN THE SCOPE OF WORK.
2. CONTRACTOR AND ITS SUBCONTRACTORS SHALL PRICE AND INSTALL BUILDING COMPONENTS BASED ON THE MANUFACTURER'S SPECIFICATIONS AND INSTALLATION INSTRUCTIONS.
3. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND REPORT AND DISCREPANCIES TO THE ARCHITECT IMMEDIATELY, PRIOR TO THE COMMENCEMENT OF WORK.
4. NOT USED.
5. PROVIDE ARCHITECT WITH SUBMITTALS FOR REVIEW AND APPROVAL PRIOR TO PROCUREMENT FOR ALL BUILDING MATERIALS AND SYSTEMS.
6. CONTRACTOR REVIEW OF SUBMITTALS IS IMPORTANT TO ASSURE COORDINATION WITH VARIOUS SUBCONTRACTORS AND TRADES. SUBMITTALS WILL NOT BE ACCEPTED BY THE ARCHITECT UNLESS CONTRACTOR HAS REVIEWED THE SUBMITTAL AND STAMPED THE DOCUMENT(S) ACCORDINGLY. BY FORWARDING SUBMITTALS TO THE ARCHITECT THE CONTRACTOR HAS DETERMINED AND VERIFIED MATERIALS, FIELD MEASUREMENTS, AND FIELD CONSTRUCTION CRITERIA RELATED THERETO, OR WILL DO, AND HAS CHECKED AND COORDINATED THE INFORMATION CONTAINED WITHIN SUCH SUBMITTALS WITH THE REQUIREMENTS OF THE SCOPE OF WORK AND CONSTRUCTION DOCUMENTS.
7. NOT USED.

EXISTING BUILDING NOTES

1. DIMENSIONS INDICATED WERE TAKEN AT TYPICAL LOCATIONS THROUGHOUT THE BUILDING. VARIATIONS ARE TO BE ANTICIPATED. CONTRACTOR SHALL VERIFY ALL CRITICAL DIMENSIONS BEFORE PROCUREMENT OR FABRICATION OF MATERIALS OR EQUIPMENT AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES.
2. CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING OF PROJECT AND BECOME FAMILIAR WITH EXISTING CONDITIONS INCLUDING BUT NOT LIMITED TO SITE ACCESS, ABOVE CEILING CLEARANCES, AND DEMOLITION.
3. CONTRACTOR SHALL PROVIDE ADEQUATE BRACING FOR STRUCTURE SO THAT IT WILL BE STABLE DURING ALL STAGES OF CONSTRUCTION.
4. CONTRACTOR SHALL COORDINATE WITH THE OWNER OR OWNER'S REPRESENTATIVE TO ENSURE WHICH FIXTURES, FURNITURE, EQUIPMENT, OR BUILDING SYSTEMS ARE TO REMAIN.
5. CONTRACTOR SHALL COORDINATE WITH THE OWNER OR OWNER'S REPRESENTATIVE REGARDING HOURS OF WORK.
6. CONTRACTOR SHALL PROVIDE DUST PREVENTION BARRIERS AS REQUIRED TO PREVENT DUST FROM ENTERING AREAS OF THE BUILDING OUTSIDE OF THE SCOPE OF WORK.
7. CONTRACTOR SHALL PROVIDE AND MAINTAIN SAFE EGRESS THROUGHOUT CONSTRUCTION.

DEMOLITION NOTES

1. DEMOLITION DRAWINGS INDICATE THE APPROXIMATE EXTENT AND NATURE OF THE DEMOLITION WORK AND ARE NOT INTENDED TO REPRESENT "AS-BUILT" CONDITIONS. CONCEALED CONDITIONS ABOVE THE FINISHED CEILING MAY CONTAIN MATERIALS NOT NOTED.
2. PRIOR TO ANY DEMOLITION WORK, CONTRACTOR MUST FIELD VERIFY ALL EXISTING BUILDING SYSTEMS LOCATED IN THE BUILDING WHICH MAY AFFECT ADJACENT TENANTS OR AREAS OF THE BUILDING OUTSIDE THE SCOPE OF WORK.
3. PROVIDE TEMPORARY DUST TIGHT BARRIERS DURING INTERVAL BETWEEN DEMOLITION AND REMOVAL OF EXISTING CONSTRUCTION AND INSTALLATION OF PROPOSED CONSTRUCTION TO PREVENT DUST FROM ENTERING AREAS OF THE BUILDING OUTSIDE OF THE SCOPE OF WORK.
4. PROVIDE TEMPORARY WEATHER PROTECTION AND SECURITY DEVICES DURING INTERVAL BETWEEN DEMOLITION AND REMOVAL OF EXISTING CONSTRUCTION ON EXTERIOR SURFACES AND INSTALLATION OF PROPOSED CONSTRUCTION.
5. PARTITIONS, DOORS, WINDOWS, AND OTHER ITEMS TO BE DEMOLISHED ARE SHOWN DASHED. SERVICES WITHIN THOSE ELEMENTS ARE ALSO TO BE REMOVED.
6. EDGES OF WALLS SHOWN TO REMAIN SHALL BE SAWCUT OR CLEANLY TOOTHED TO ACCEPT NEW CONSTRUCTION.
7. NOTIFY ARCHITECT PRIOR TO THE DEMOLITION OF ANY BUILDING ELEMENT THAT COULD BE STRUCTURAL.
8. CONTRACTOR TO VERIFY THAT ALL BUILDING SYSTEMS INCLUDED BUT NOT LIMITED TO HVAC AND ELECTRICAL ARE MADE SAFE PRIOR TO DEMOLITION
9. CONTRACTOR TO SHORE STRUCTURAL COMPONENTS DURING DEMOLITION AS REQUIRED TO MAINTAIN SAFETY. CONTRACTOR TO SHORE EXISTING CONSTRUCTION THAT IS TO REMAIN UNTIL NEW CONSTRUCTION IS BUILT TO STABILIZE EXISTING CONSTRUCTION. IF CONTRACTOR IS UNSURE OF NECESSARY SHORING THEN NOTIFY ARCHITECT.

GENERAL DESIGN-BUILD NOTES

1. THESE DRAWINGS HAVE BEEN PREPARED THROUGH A COOPERATIVE DESIGN-BUILD PROJECT DELIVERY METHOD BETWEEN THE DESIGN-BUILD CONTRACTOR AND THE DESIGN-BUILD ARCHITECT, THEREFORE THE DRAWINGS ARE NOT AS COMPREHENSIVE CONSTRUCTION DOCUMENTS. THE DESIGN-BUILD CONTRACTOR ACKNOWLEDGES THAT HE/SHE PARTICIPATED IN THE DESIGN PROCESS AND SELECTION OF SYSTEMS AND HAS A COMPLETE UNDERSTANDING OF THE OVERALL DESIGN INTENT AND SYSTEMS. THE DESIGN-BUILD CONTRACTOR SHALL ONLY UTILIZE SELECT SUB-CONTRACTORS FAMILIAR WITH THE DESIGN-BUILD PROJECT AND THE DESIGN-BUILD DELIVERY METHOD.TO THE EXTENT THAT THE DESIGN-BUILD CONTRACTOR, OR IT'S SUB-CONTRACTORS, REQUIRE CLARIFICATION, THE DESIGN-BUILD CONTRACTOR OR SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR MAKING A WRITTEN REQUEST FOR INTERPRETATION BY THE DESIGN-BUILD ARCHITECT.

2 NOTES
A-101 NTS

PROPOSED DEMOLITION

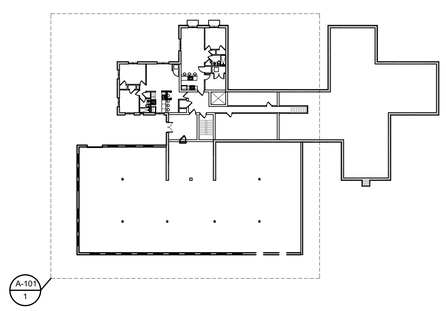
EXISTING WALLS

PROPOSED WALLS

EXISTING DOORS

4 DRAWING KEY
A-101 NTS

MADISON AVENUE




3 KEY
A-101 NTS

ELM TERRACE

| RECORD OF ISSUE | |
|---|---|
| DATE | ISSUE |
| 2016.10.25 | ISSUE FOR PERMIT |

architecture + design

mulá design

CONTACT INFORMATION

ARCHITECTURAL:
JOSEPH MULA, AIA
MULA DESIGN L.L.C.
7 - 33 MARKET STREET
YORK PA 17401
JMULA@MULA-DESIGN.COM
717.393.3626

RENOVATIONS FOR:
ELM TERRACE
450 MADISON AVENUE
YORK, PA

© 2016 MULA DESIGN LLC

FIRST FLOOR PLAN
SECTION A

A-101