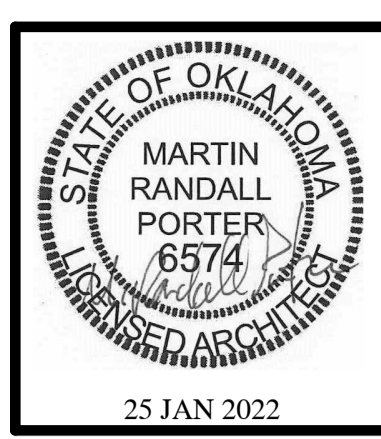


# MARCUS GARVEY HARMONY APARTMENTS



MARCUS GARVEY HARMONY APARTMENTS  
OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA

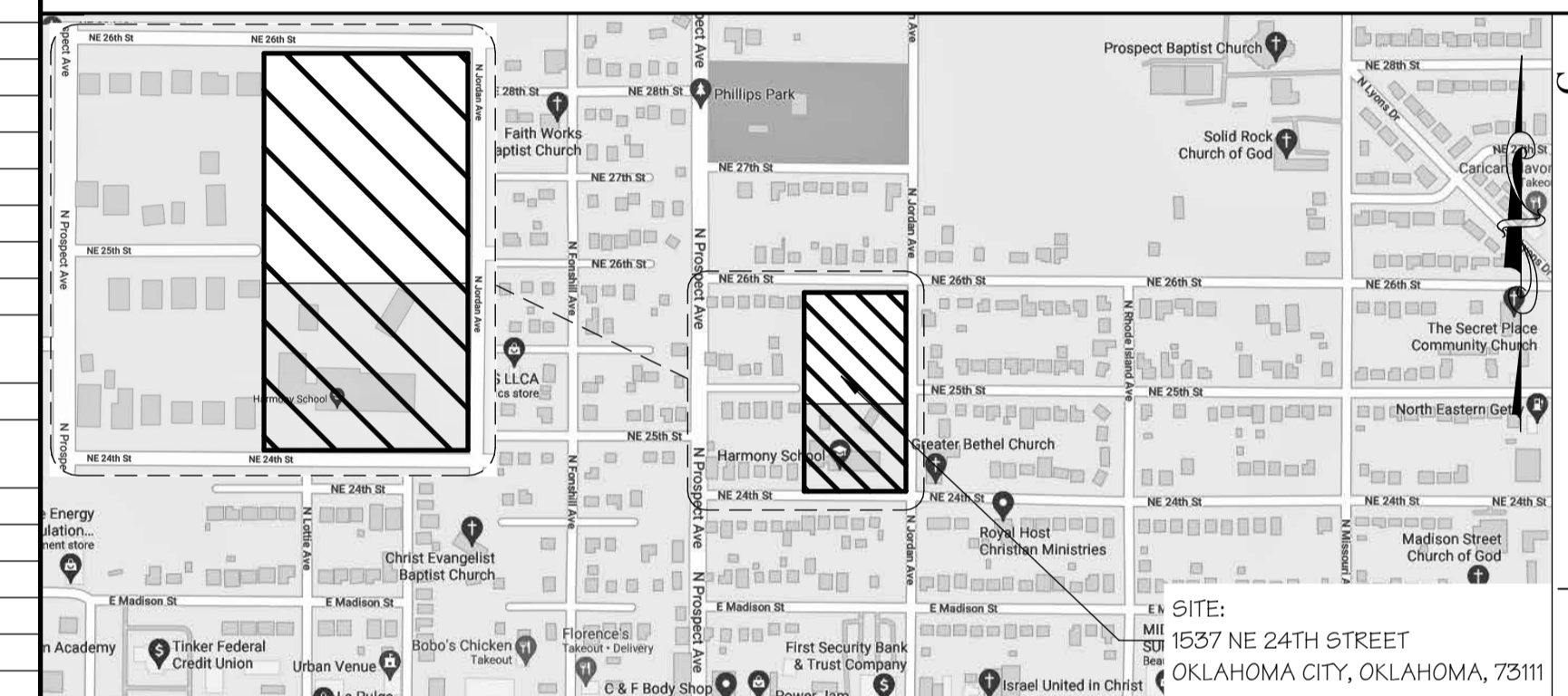
## OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA

### PROJECT INFORMATION

### INDEX TO DRAWINGS

ARCHITECT'S JOB NO. 3849R  
NPS NO. 40441/OK-1900009  
OHFA PROJECT NO. 20-06-45

### PROJECT LOCATION MAP



### SIGNATURE AREAS

NOTE: PROJECT CONSTRUCTION MUST BE IN COMPLIANCE WITH ALL APPLICABLE CODES, ORDINANCES, LAWS, AND REGULATIONS AS ENUMERATED ELSEWHERE IN THE PLANS AND SPECIFICATIONS.

ARCHITECT: WALLACE ARCHITECTS, L.L.C.  
302 CAMPUSVIEW DRIVE SUITE 208, COLUMBIA, MO 65201  
BY: \_\_\_\_\_ DATE: \_\_\_\_\_

OWNER: HARMONY AFFORDABLE HOUSING PARTNERS, LP  
1901 N KICKAPOO AVE, SHAWNEE, OK 74804  
BY: \_\_\_\_\_ DATE: \_\_\_\_\_

CONTRACTOR: MIKE D. LITTLE CONSTRUCTION CO., INC.  
1901 N KICKAPOO AVE, SHAWNEE, OK 74804  
BY: \_\_\_\_\_ DATE: \_\_\_\_\_

OKLAHOMA HOUSING FINANCE AGENCY  
205 NW 63RD ST #140, OKLAHOMA CITY, OK 73116  
BY: \_\_\_\_\_ DATE: \_\_\_\_\_

PM: RP PLAN SET NO. \_\_\_\_\_  
PC: CG

JURISDICTION APPROVAL STAMPS

ISSUE/REVISIONS

DATE	ISSUE SET
08 OCT 2021	ISSUE SET
25 JAN 2022	ADDENDUM #1

0.0R

JOB NO. 3849R

SITE DATA					
SITE ZONING:	SEE CIVIL				
SITE SIZE:	SEE CIVIL				
SITE DENSITY:	SEE CIVIL				
PARKING SPACES:	SEE CIVIL				
BUILDING DATA					
TOTAL RENTAL UNITS:	(20) TOTAL UNITS: (2) STUDIO UNITS, (11) 1-BR UNITS, (1) ACC. 1-BR UNIT, (1) AV 2-BR UNIT, (5) 2-BR UNITS				
DWELLING UNITS:	TYPE	COMPLIANCE WITH	QTY	SF	TOTAL SF
	STUDIO-A (UNIT 102)	-	1	476	476
	STUDIO-B (UNIT 206)	-	1	511	511
	1-BR-A (UNIT 103)	-	1	612	612
	1-BR-B (UNIT 105)	-	1	601	601
	1-BR-C (UNIT 106)	-	1	767	767
	1-BR-D (UNITS 108 & 109)	-	2	691	1,382
	1-BR-E (UNIT 202)	-	1	651	651
	1-BR-F (UNIT 204)	-	1	840	840
	1-BR-G (UNIT 205)	-	1	774	774
	1-BR-H (UNIT 207)	-	1	588	588
	1-BR-I (UNIT 209)	-	1	633	633
	1-BR-J (UNIT 210)	-	1	706	706
	ACC. 1-BR (UNIT 107)	UFAS	1	763	763
	2-BR-A (UNIT 101)	-	1	1,142	1,142
	2-BR-B (UNIT 104)	AV UNIT PER UFAS	1	1,081	1,081
	2-BR-C (UNIT 110)	-	1	1,021	1,021
	2-BR-E (UNIT 201)	-	1	1,189	1,189
	2-BR-F (UNIT 203)	-	1	1,047	1,047
	2-BR-G (UNIT 208)	-	1	1,129	1,129
			20		16,113
				DWELLING AREA TOTAL SF:	16,113
				NON-DWELLING RESIDENTIAL AREA SF:	7,245
				BLDG'S. TOTAL SF:	23,358
CODES/REGULATIONS					
BLDG. & RELATED CODE(S):	2015 IBC, 2015 IRC				
ENERGY CODE(S):	2009 IECC				
MECHANICAL CODE(S):	2015 IMC				
ELECTRICAL CODE(S):	2017 NEC				
PLUMBING CODE(S):	2015 IPC				
FIRE CODE(S):	2015 IFC				
ACCESSIBILITY CODE(S):	UFAS AT R-2 & ADA 2010 AT COMMON AREAS				
OHFA:	OHFA STATE POLICIES & GUIDELINES, UNIVERSAL DESIGN				
MISC:	ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES, LAWS & ORDINANCES				
BUILDING CODE DATA					
USE GROUP:	RESIDENTIAL, R-2				
CONSTRUCTION TYPE:	EXISTING 3A WITH NEW NFPA 13 SPRINKLER SYSTEM				
EXTERIOR WALL CONSTRUCTION:	EXISTING 2-HR EQUIVALENT				
OTHER WALL CONSTRUCTION:	NEW 1-HR DWELLING UNIT SEPARATION WALLS				
ROOF/CLG & FLR/CLG CONSTRUCTION:	1-HR				
AREA INCREASE ADJUSTMENTS:	NONE REQUIRED, NONE PROVIDED				
ACTUAL AREA:	FLOOR 1 TOTAL SQUARE FOOTAGE = 7,945 SF FLOOR 2 TOTAL SQUARE FOOTAGE = 7,845 SF				
ALLOWABLE HEIGHT & FLOORS:	40'-0", 2 STORIES				
ACTUAL HEIGHT & FLOORS:	19'-9", 1 STORY				
HEIGHT/AREA ADJUSTMENTS:	NONE TAKEN, NONE REQUIRED				
FIRE SUPPRESSION SYSTEM @ RESIDENTIAL BUILDINGS:	NFPA 13 SYSTEM DESIGNED AND INSTALLED BY ACCREDITED FIRE PROTECTION SYSTEM DESIGNER AND INSTALLER. PROTECTION SHALL INCLUDE ALL AREAS AS APPLICABLE BY LOCAL AND STATE CODES. DRY/WET SYSTEMS AS REQUIRED - NO WET PIPING TO BE INSTALLED IN ATTIC OR OTHER UNCONDITIONED SPACES. PROVIDE (ESFR) SPRINKLERS 6'-0" O.C. AROUND THE 2ND FLOOR STAIR OPENINGS PER NFPA 13 SECTION... COORDINATE WITH GC/OWNER REGARDING THE INSTALLATION OF THE WET/DRY FIRE SUPPRESSION SYSTEM FOR UNCONDITIONED FREEZE PROTECTION PER O.O. CODE DATA OR PROVIDE FREEZE PROTECTED SFFITS ON THE TOP FLOOR PER O.O. CODE DATA INFORMATION. THIS COORDINATION SHOULD BE INCLUDED IN THE BASE...				

Sheet #	Sheet Name	Sheet Issue Date	Current Revision Date	Current Revision Descrip.
<b>1 - COVER SHEET</b>				
0.0R	COVER SHEET	08 OCT 2021	25 JAN 2022	ADDENDUM #1
0.0R	ARCHITECTURAL SCOPE	08 OCT 2021	08 OCT 2021	ISSUE SET
<b>2 - CIVIL SHEETS BY BWR DESIGN GROUP, LLC</b>				
	SEE CIVIL DRAWINGS	-	-	-
<b>3 - ARCHITECTURAL</b>				
A1.0R	BASEMENT & FIRST FLOOR DEMO PLANS	08 OCT 2021	25 JAN 2022	ADDENDUM #1
A1.1R	SECOND FLOOR DEMO PLAN	08 OCT 2021	08 OCT 2021	ISSUE SET
A1.2R	BASEMENT & FIRST FLOOR RENOVATED BUILDING PLANS	08 OCT 2021	25 JAN 2022	ADDENDUM #1
A1.3R	SECOND FLOOR RENOVATED BUILDING PLAN	08 OCT 2021	08 OCT 2021	ISSUE SET
A1.4R	UNIT DIMENSION PLANS & NOTES	08 OCT 2021	08 OCT 2021	ISSUE SET
A1.5R	UNIT DIMENSION PLANS	08 OCT 2021	08 OCT 2021	ISSUE SET
A1.6R	UNIT DIMENSION PLANS	08 OCT 2021	08 OCT 2021	ISSUE SET
A1.7R	UNIT DIMENSION PLANS	08 OCT 2021	08 OCT 2021	ISSUE SET
A1.8R	MANEUVERING CLEARANCE PLAN	08 OCT 2021	08 OCT 2021	ISSUE SET
A1.9R	DOOR SCHEDULES, DETAILS AND WALL TYPES	08 OCT 2021	08 OCT 2021	ISSUE SET
A2.0R	ROOF DEMO PLAN, RENOVATION PLAN	08 OCT 2021	08 OCT 2021	ISSUE SET
A3.0R	EXTERIOR ELEVATIONS	08 OCT 2021	25 JAN 2022	ADDENDUM #1
A3.1R	EXTERIOR ELEVATIONS	08 OCT 2021	25 JAN 2022	ADDENDUM #1
A3.2R	EXISTING EXTERIOR WINDOW ELEVATIONS	08 OCT 2021	08 OCT 2021	ISSUE SET
A3.3R	RENOVATED EXTERIOR WINDOW ELEVATIONS	08 OCT 2021	08 OCT 2021	ISSUE SET
A4.0R	WALL SECTIONS, WINDOW, DOOR & FURRING DETAILS	08 OCT 2021	08 OCT 2021	ISSUE SET
A4.1R	STAIR PLANS & SECTIONS	08 OCT 2021	08 OCT 2021	ISSUE SET
A4.2R	WINDOW SECTIONS	08 OCT 2021	08 OCT 2021	ISSUE SET
A5.0R	FIRE RATING ASSEMBLIES	08 OCT 2021	08 OCT 2021	ISSUE SET
A5.1R	FIRE RATING ASSEMBLIES	08 OCT 2021	08 OCT 2021	ISSUE SET
A5.2R	FIRE RATING ASSEMBLIES	08 OCT 2021	08 OCT 2021	ISSUE SET
A6.0R	UNIT FINISH PLANS	08 OCT 2021	08 OCT 2021	ISSUE SET
A6.1R	UNIT FINISH PLANS	08 OCT 2021	08 OCT 2021	ISSUE SET
A6.2R	UNIT FINISH PLANS	08 OCT 2021	08 OCT 2021	ISSUE SET
A6.3R	UNIT FINISH PLANS	08 OCT 2021	08 OCT 2021	ISSUE SET
A6.4R	UNIT FINISH PLANS	08 OCT 2021	08 OCT 2021	ISSUE SET
A6.5R	UNIT FINISH PLANS	08 OCT 2021	08 OCT 2021	ISSUE SET
A6.6R	COMMON AREA FINISH PLAN & CORRIDOR FINISH PLAN	08 OCT 2021	25 JAN 2022	ADDENDUM #1
A7.0R	INTERIOR ELEVATIONS NOTES AND DETAILS	08 OCT 2021	08 OCT 2021	ISSUE SET
A7.1R	INTERIOR ELEVATIONS	08 OCT 2021	08 OCT 2021	ISSUE SET
A7.2R	INTERIOR ELEVATIONS	08 OCT 2021	08 OCT 2021	ISSUE SET
A8.0R	FIRST FLOOR REFLECTED CEILING PLANS	08 OCT 2021	25 JAN 2022	ADDENDUM #1
A8.1R	SECOND FLOOR REFLECTED CEILING PLANS	08 OCT 2021	08 OCT 2021	ISSUE SET

INDEX TO DRAWINGS HAS BEEN UPDATED TO REFLECT SHEETS REVISED BY ADDENDUM #1

### MATERIAL SQ. FT. DISCLAIMER:

SQUARE FOOTAGE CALCULATION OF FINISH MATERIALS ARE BASED ON EXISTING LAYOUTS & INFORMATION IN PART AS PROVIDED BY OTHERS. THESE NUMBERS ARE NOT TO BE UTILIZED FOR BIDDING PURPOSES. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY. CONTRACTORS SHALL PERFORM INDEPENDENT FIELD VERIFICATION FOR SITUATIONAL DEFENDANT ACCURACY.

ADDENDUM #1



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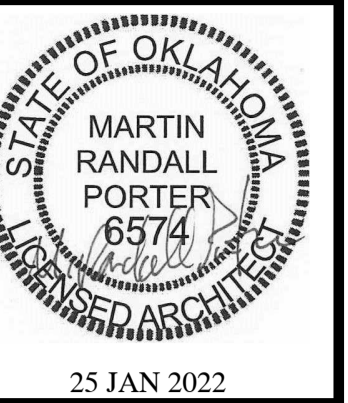
ISSUE/REVISIONS

DATE	ISSUE SET
08 OCT 2021	ISSUE SET
25 JAN 2022	ADDENDUM #1

0.0R

JOB NO. 3849R





**MARCUS GARVEY HARMONY APARTMENTS**  
 OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA

**Wallace**  
 ARCHITECTS L.L.C.  
 Columbia, MO  
 P. 573-258-7200

WALLACE ARCHITECTS, LLC

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**A1.0R**  
 SHEET NO.

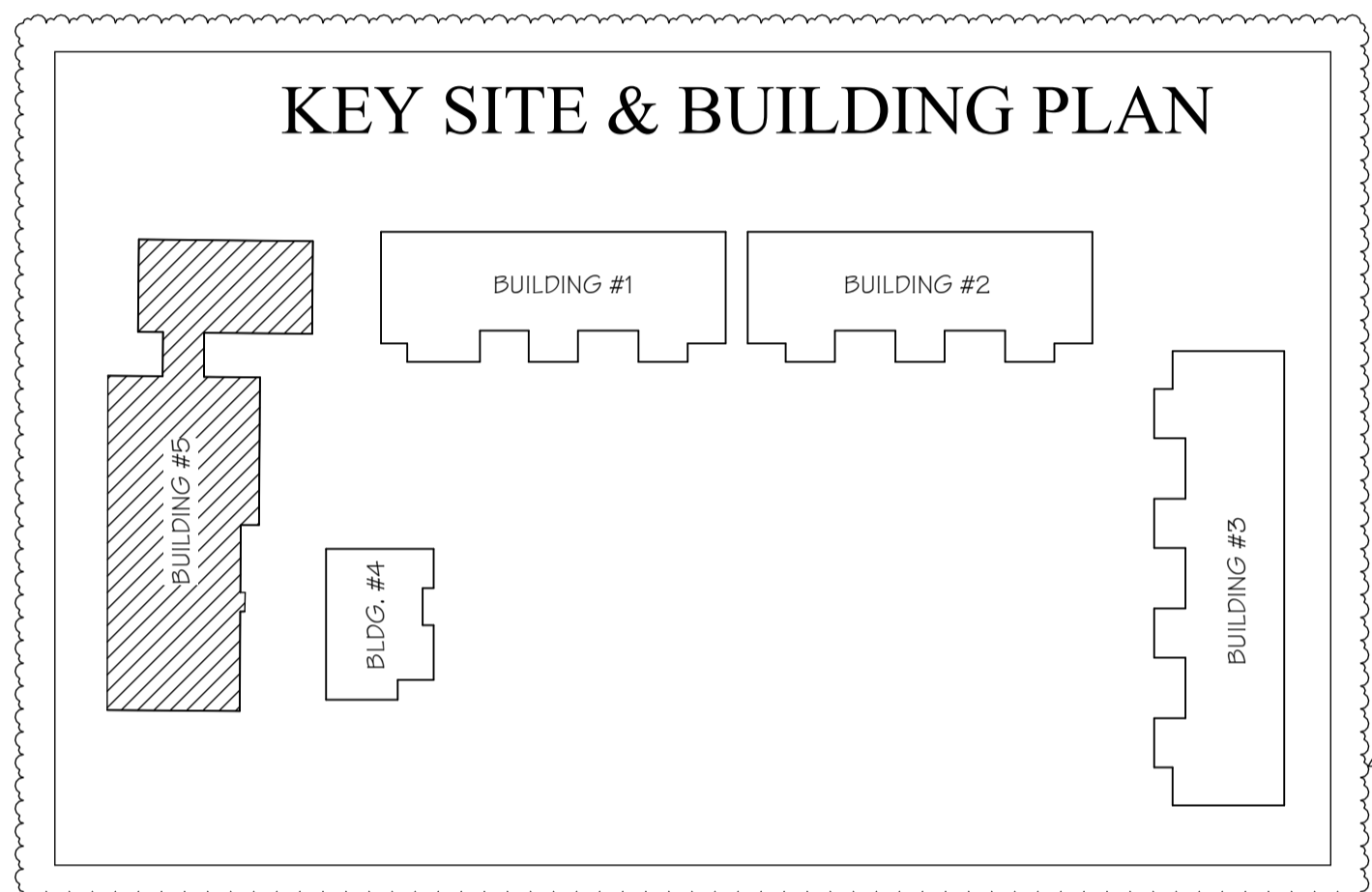
JOB NO.  
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**NOTES:**  
 CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND MEASUREMENTS.  
 MITIGATE ANY HAZARDOUS MATERIALS (ASBESTOS, LEAD-BASED PAINT, ETC.) THAT IS IDENTIFIED IN THE OWNER PROVIDED ENVIRONMENTAL REPORT.

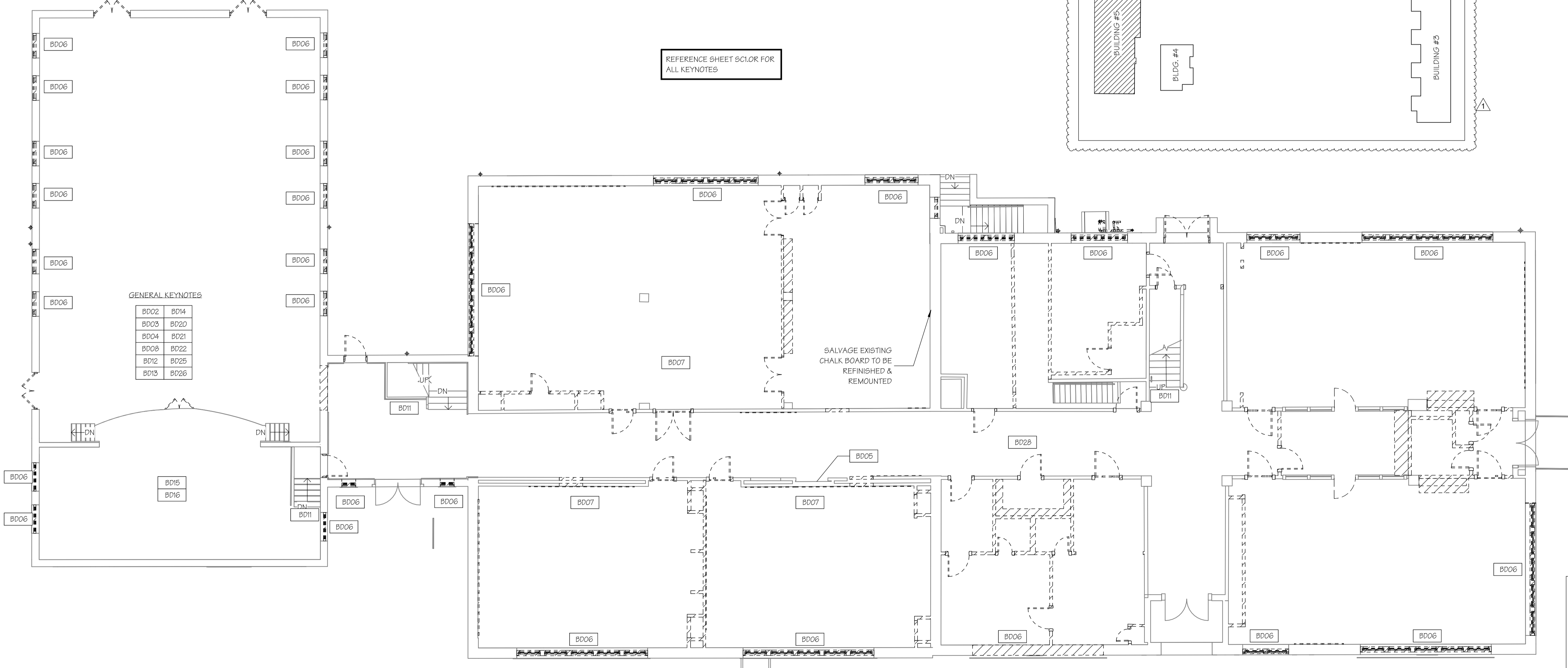
**LEGEND**

- = EXISTING WINDOWS, WALLS, PLUMBING FIXTURES, KITCHEN MILLWORK, ETC.
- = EXISTING DOORS
- = WINDOWS, WALLS, PLUMBING FIXTURES, KITCHEN MILLWORK, ETC. TO BE REMOVED. SEE WINDOW SCHEDULE FOR EXTENT OF WINDOW DEMOLITION REQUIRED.
- = DOORS TO BE REMOVED
- = NEW CONCRETE
- = NEW WINDOWS, PLUMBING FIXTURES, KITCHEN MILLWORK, ETC.
- = NEW WALLS
- = NEW DOORS



**BASEMENT DEMO PLAN**

1  
A1.0R SCALE: 1/8" = 1'-0"



**FIRST FLOOR DEMO PLAN**

2  
A1.0R SCALE: 1/8" = 1'-0"

JURISDICTION APPROVAL

ADDENDUM #1

### BUILDING DEMOLITION/ MODIFICATIONS KEYNOTES

- BD01 REMOVE BASEMENT DOORS AND FRAMES AND PREPARE FOR NEW HM FRAMES AND INSULATED HM DOORS AND HARDWARE.
- BD02 REMOVE FRAMED WALLS AS INDICATED INCLUDING FINISHES (FOR EXAMPLE, FRAMING STUDS, NONLOADBEARING MASONRY WALLS, METAL LATH AND PLASTER), AND SELECTIVE TRIM DEMOLITION.
- BD03 SAW CUT OR CORE, AND REMOVE PORTIONS OF CONCRETE SLAB AS REQUIRED FOR MECHANICAL, ELECTRICAL AND PLUMBING ROUGH-INS. COORDINATE ROUTING WITH MEP AND STRUCTURE. NOTIFY ARCHITECT OF DISCREPANCIES IF PROPOSED PENETRATIONS OR MEP ROUGH-INS CONFLICT WITH EXISTING STRUCTURAL.
- BD04 AT AREAS WHERE EXISTING WALLS ARE SHOW TO REMAIN, RETAIN AND PROTECT EXISTING WOOD TRIM AND MILLWORK THAT IS TO BE REFINISHED.
- BD05 AT EXISTING CORRIDOR WALLS TO REMAIN, INFILL FRAME AT EXISTING VOIDS WHERE MISSING DISPLAY CASES WERE PREVIOUSLY LOCATED.
- BD06 REMOVE ALL EXISTING WINDOWS AND EXTERIOR PANNING AND PREPARE FOR NEW REPLACEMENT WINDOWS AND PANNING AS APPROVED BY ARCHITECT AND HISTORIC PRESERVATION CONSULTANT. (PROTECT IN PLACE EXISTING CASINGS, TRIM, STOOLS, ETC. TO BE REFINISHED. SEE HISTORIC BRIEFS FOR REQUIREMENTS).
- BD07 REMOVE ALL EXISTING INTERIOR UNIT DISPLAY CASES AND ASSOCIATED FRAMING. VOIDS AND OPENINGS FROM DEMOLITION SHALL BE PATCHED AND/OR INFILL FRAMED TO MATCH ADJACENT FINISH SURFACE AND TEXTURE.
- BD08 REMOVE ALL EXISTING DOORS AND HWARE TO BE REPLACED. EXISTING DOOR CASING, TRIM, AND TRANSOMS ARE TO REMAIN AND TO BE PROTECTED IN PLACE TO BE REFINISHED. SEE HISTORIC BRIEFS FOR ADDITIONAL REQUIREMENTS.
- BD09 REMOVE EXISTING EQUIPMENT IN BASEMENT AREA. COORDINATE WITH GENERAL CONTRACTOR AND MEP FOR ITEMS TO BE ABANDONED IN PLACE.
- BD10 REMOVE EXISTING SUMP PUMP AND ASSOCIATED EQUIPMENT AND PREPARE FOR INSTALLATION OF NEW SUMP PUMP SYSTEM. (COORDINATE WITH PLUMBING AND ELECTRICAL)
- BD11 REMOVE EXISTING METAL HANDRAILS AT ALL STAIR CONDITIONS WITH METAL HANDRAILS AND PREPARE FOR INSTALLATION OF NEW METAL HANDRAILS.
- BD12 REMOVE ALL ABANDONED MEP LINES. CAP ALL PLUMBING, ELECTRICAL LINES AND CONDUITS AT ALL SLAB, WALL AND CEILING PENETRATIONS TO BE DEMOLISHED OR ABANDONED. COORDINATE WITH MEP DRAWINGS FOR ALL EXISTING MECHANICAL, PLUMBING AND ELECTRICAL RUNS TO BE REMOVED.
- BD13 REMOVE ALL PLUMBING FIXTURES AND ASSOCIATED DW, WATER SUPPLY LINES AT EXISTING RESTROOMS. CAP ABANDONED LINES, INFILL AND SEAL IN WALL AND FLOOR SLAB CONDITIONS. COORDINATE WITH PLUMBING DRAWINGS.
- BD14 REMOVE RAISED FLOOR DOWN TO ADJACENT FINISH FLOOR LEVEL. CAP ABANDONED PIPES AND PENETRATIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.
- BD15 REMOVE EXISTING AUDITORIUM STAGE EQUIPMENT AND LIGHTING. REPAIR WALL, CEILING AND FLOOR DAMAGE CAUSED FROM REMOVAL OF EQUIPMENT AND MATCH ADJACENT FINISH AND TEXTURE.
- BD16 REMOVE AREAS OF DAMAGED AUDITORIUM WOOD STAGE FLOORING AND REPAIR. PREPARE WOOD FLOORING SYSTEM TO BE REFINISHED. STAIN SELECTION AND SHEEN TO BE APPROVED BY HISTORIC PRESERVATION CONSULTANT. PROVIDE 86F AREA MOCKUP OF FLOORING TO BE REFINISHED FOR ARCHITECT AND HISTORIC PRESERVATION CONSULTANT APPROVAL. SEE HISTORIC PRESERVATION BRIEFS FOR ADDITIONAL INFORMATION.
- BD17 CUT OPENINGS IN EXISTING ROOF FOR MECHANICAL PENETRATIONS. VERIFY FINAL LOCATIONS AND SIZE WITH MECHANICAL DRAWINGS/ENGINEER. PROPERLY FLASH AND SEAL AROUND ROOF PENETRATION AND/OR EQUIPMENT CURBS.
- BD18 SAW CUT AND REMOVE PORTIONS OF EXTERIOR MASONRY WALL TO ACCOMODATE NEW MEP PENETRATIONS. COORDINATE LOCATION IN FIELD WITH MEP ROUTING.

### BUILDING DEMOLITION/ MODIFICATIONS KEYNOTES

- BD19 REMOVE EXISTING RTU AND MECHANICAL EQUIPMENT FROM EXISTING ROOF AREAS. REMOVE EXISTING EQUIPMENT CURBS TO BE FLUSH WITH ADJACENT ROOF SURFACE AND INFILL FRAME MECHANICAL OPENING WITH 2X10 PERIMETER BOX FRAME EPOXY ANHORED TO EXISTING STRUCTURE, WITH 2X10'S PLACED 16" O.C. WITH SIMPSON HANGERS. (COORDINATE WITH MECHANICAL)
- BD20 PROVIDE ASBESTOS ABATEMENT/REMEDATION PER PHASE 1 ENVIRONMENTAL SITE ASSESSMENT REPORT BY A LICENSED CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY.
- BD21 PROVIDE LEAD-PAINT ABATEMENT/REMEDATION PER PHASE 1 ENVIRONMENTAL SITE ASSESSMENT REPORT BY A LICENSED CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY
- BD22 REMOVE AND DISCARD ALL LAYERS OF EXISTING APPLIED FLOOR FINISHES AND ADHESIVES DOWN TO HARD SURFACES SUCH AS CONCRETE AND TERRAZZO.
- BD23 REMOVE ALL EXISTING EQUIPMENT BELOW AUDITORIUM STAGE IN MECHANICAL CRAWL SPACE.
- BD24 REMOVE EXISTING ROOF HATCH AND PREPARE FOR INSTALLATION OF NEW ROOF HATCH SYSTEM.
- BD25 REMOVE ALL EXISTING SUSPENDED CEILINGS AND ASSOCIATED TRADE WORK. PREPARE FOR NEW CEILING FINISHES; SEE FINISH SCHEDULE AND REFLECTED CEILING PLANS.
- BD26 FIELD INSPECT AND REMOVE ANY DAMAGED PLASTER AT WALLS TO REMAIN AND PREPARE FOR NEW FINISHES OF MATCHING FINISH TEXTURE.
- BD27 REMOVE EXISTING AUDITORIUM VINYL FLOOR TILE AS PART OF HAZARDOUS MATERIAL ABATEMENT AND PREPARE SURFACES FOR NEW FLOOR FINISHES PER FINISH SCHEDULE
- BD28 REMOVE EXISTING TONGUE AND GROOVE WOOD FLOORING WHERE IT OCCURS AND PREPARE SUBFLOOR OR CONCRETE SLAB AS REQUIRED FOR NEW FLOOR FINISHES (AUDITORIUM WOOD FLOORING TO BE REPAIRED AND REFINISHED).

WORK SHOULD NOT BEGIN UNTIL THE PHASE I/II REPORT(S) HAVE BEEN PROVIDED AND REVIEWED BY THE CONTRACTOR.

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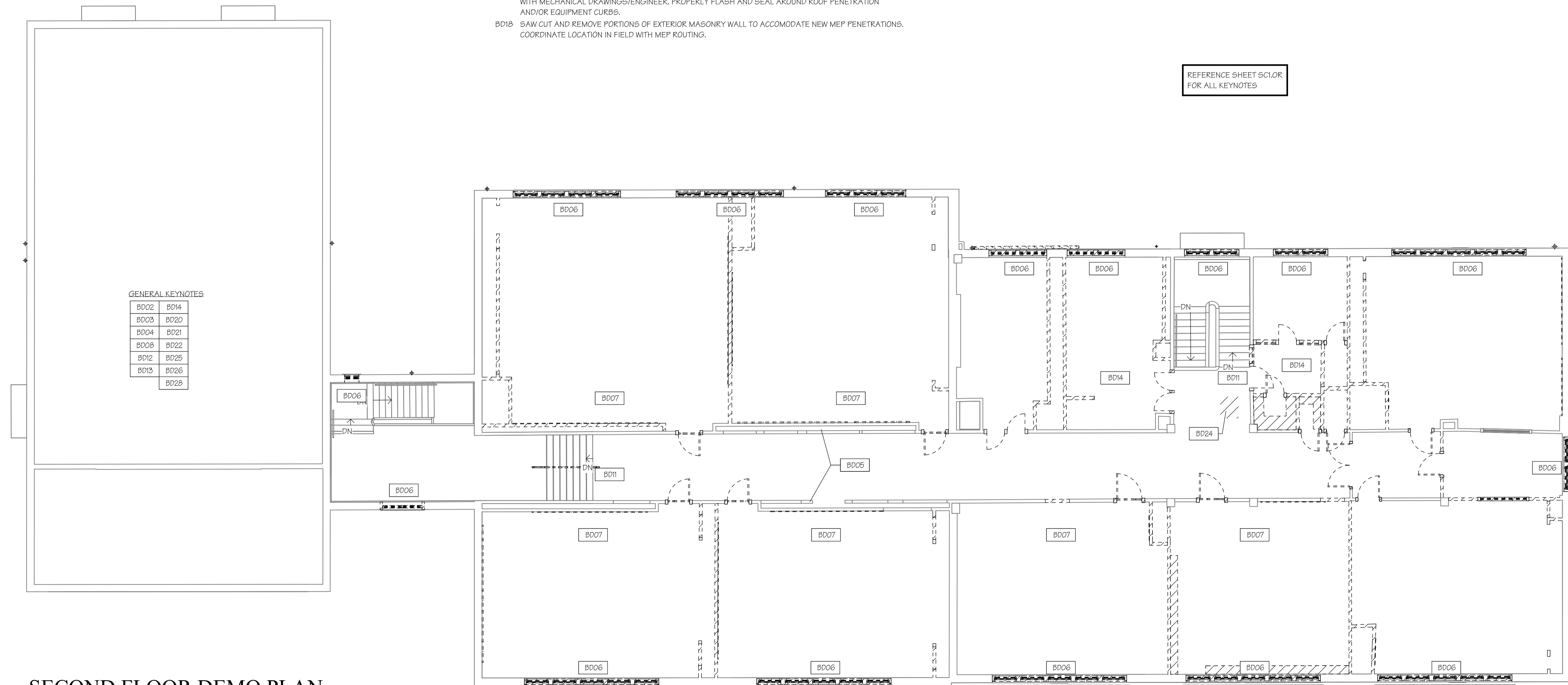
### LEGEND

- = EXISTING WINDOWS, WALLS, PLUMBING FIXTURES, KITCHEN MILLWORK ETC.
- = EXISTING DOORS
- = WINDOWS, WALLS, PLUMBING FIXTURES, KITCHEN MILLWORK ETC. TO BE REMOVED. SEE WINDOW SCHEDULE FOR EXTENT OF WINDOW DEMOLITION REQUIRED.
- = DOORS TO BE REMOVED
- = NEW CONCRETE
- = NEW WINDOWS, PLUMBING FIXTURES, KITCHEN MILLWORK ETC.
- = NEW WALLS
- = NEW DOORS

REFERENCE SHEET SC1.0R FOR ALL KEYNOTES

#### GENERAL KEYNOTES

BD02	BD14
BD03	BD20
BD04	BD21
BD08	BD22
BD12	BD25
BD13	BD26
	BD28



### SECOND FLOOR DEMO PLAN

SCALE: 1/8" = 1'-0"

#### JURISDICTION APPROVAL

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**A1.1R**

JOB NO.  
3849R

ISSUE SET



MARCUS GARVEY HARMONY APARTMENTS  
OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA

**Wallace**  
ARCHITECTS L.L.C.  
Columbia, MO  
P 573-258-7200

WALLACE ARCHITECTS, LLC

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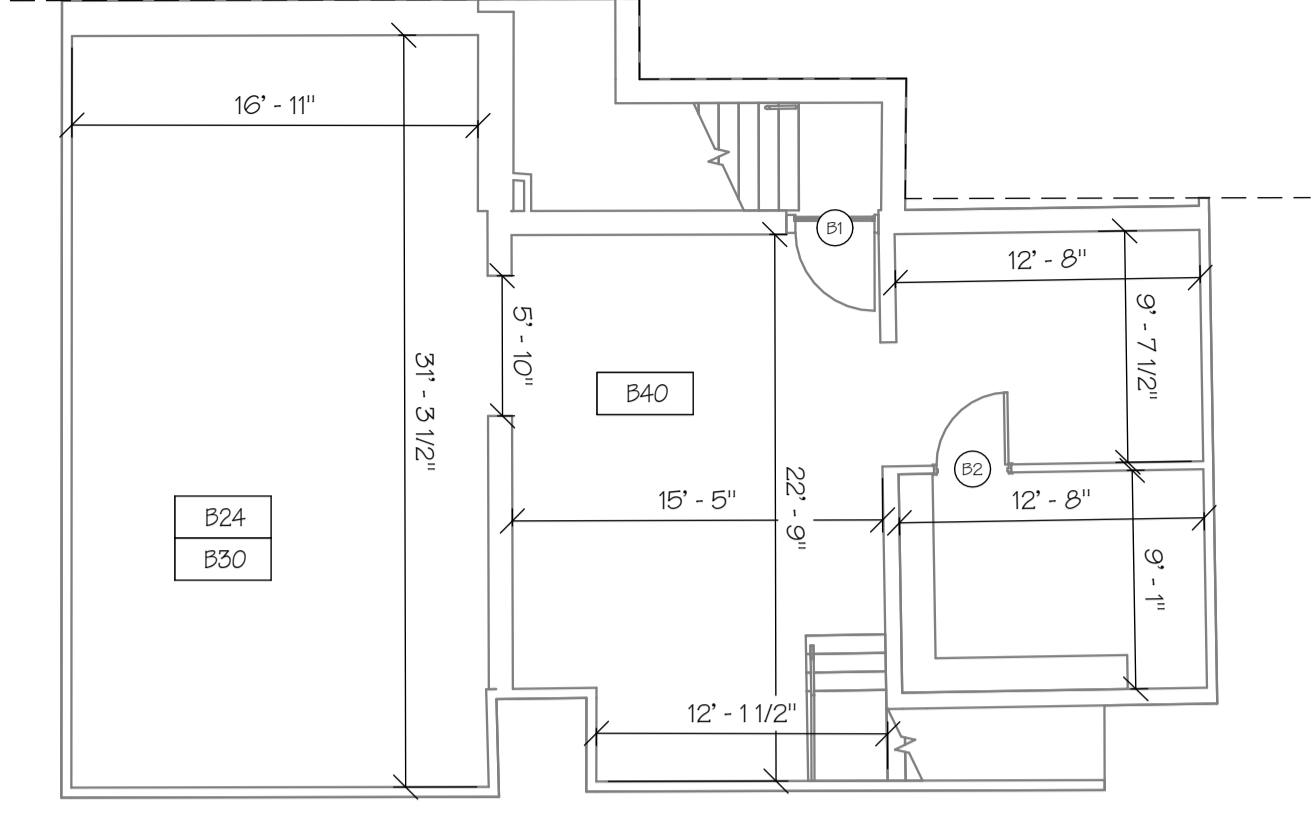
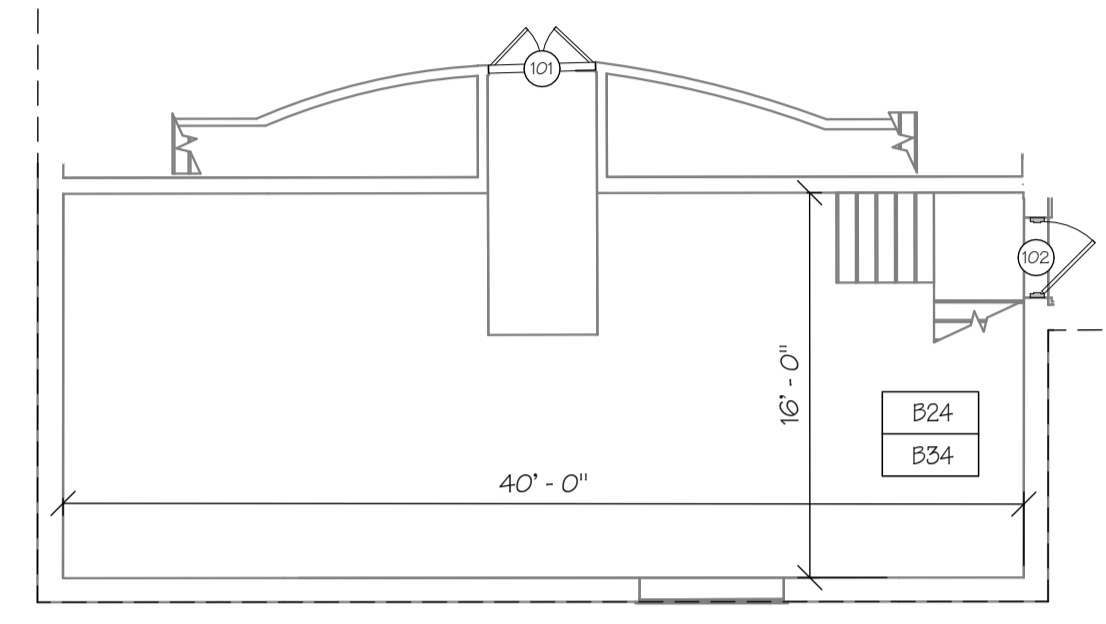


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### LEGEND

- = EXISTING WINDOWS, WALLS, PLUMBING FIXTURES, KITCHEN MILLWORK, ETC.
- = EXISTING DOORS
- = WINDOWS, WALLS, PLUMBING FIXTURES, KITCHEN MILLWORK, ETC. TO BE REMOVED. SEE WINDOW SCHEDULE FOR EXTENT OF WINDOW DEMOLITION REQUIRED.
- = DOORS TO BE REMOVED
- = NEW CONCRETE
- = NEW WINDOWS, PLUMBING FIXTURES, KITCHEN MILLWORK, ETC.
- = NEW WALLS
- = NEW DOORS



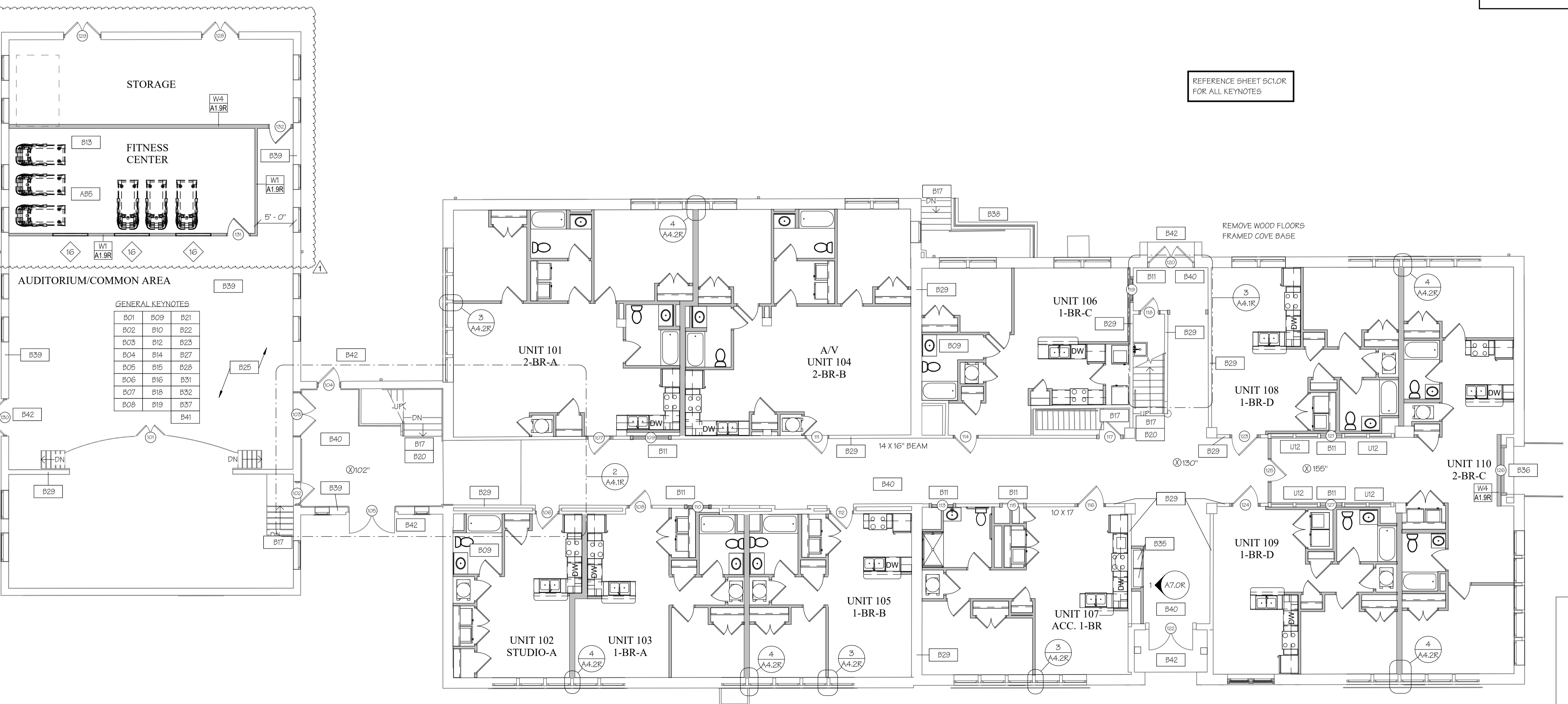
## 1 UNDER STAGE RENOVATED BUILDING PLAN

SCALE: 1/8" = 1'-0"

REFERENCE SHEET SC1.0R FOR ALL KEYNOTES

GENERAL KEYNOTES

B01	B09	B21
B02	B10	B22
B03	B12	B23
B04	B14	B27
B05	B15	B28
B06	B16	B31
B07	B18	B32
B08	B19	B37
		B41



## 2 FIRST FLOOR RENOVATED BUILDING PLAN

SCALE: 1/8" = 1'-0"

JURISDICTION APPROVAL

MARCUS GARVEY HARMONY APARTMENTS  
OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA

**Wallace**  
ARCHITECTS L.L.C.  
Columbia, MO  
P. 573-258-7200

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▲	25 JAN 2022	ADDENDUM #1

SHEET NO. **A1.2R**

JOB NO. 3849R

ADDENDUM #1

# BUILDING REHABILITATION KEYNOTES

- B01 AT AREAS WHERE EXISTING CORRIDOR WALLS ARE SHOWN TO REMAIN, REFINISH EXISTING TRIM, CASINGS, SIDE LITE WINDOW FRAMES, AND MILLWORK. REPLICATE EXISTING COMPONENTS AND TRIM TO FILL IN WITH NEW COMPONENTS AND TRIM WHERE THEY ARE MISSING OR DAMAGED BEYOND REPAIR. NEW COMPONENTS OR TRIM SHALL MATCH EXISTING IN MATERIAL, SIZE, DIMENSIONS, SHAPE, DETAIL AND FORM. CLEAN AND SAND OR STRIP FINISHES FROM EXISTING WOOD COMPONENTS AND TRIM. PREPARE WOOD SURFACES FOR NEW FINISH. STAIN NEW AND OLD PARTS TO MATCH HISTORIC, PRIME AND PAINT. (COLOR/FINISHES TO BE APPROVED BY OWNER AND HISTORIC PRESERVATION CONSULTANT.) APPLY PROTECTIVE MATTE POLYURETHANE COATING(S).
- B02 INSTALL NEW DOORS AND HARDWARE PER DOOR SCHEDULE, & SPECIFICATIONS.
- B03 PROVIDE AND INSTALL NEW WALL OR BASE DOORSTOPS AT ALL OPERABLE DOORS
- B04 INSTALL WOOD BASEBOARD TRIM THROUGHOUT. REUSE SALVAGED WOOD BASEBOARD MATERIAL RECOVERED DURING DEMOLITION. PROVIDE AND INSTALL NEW WOOD BASEBOARD AS NEEDED TO SUPPLEMENT SALVAGED MATERIAL FOR A COMPLETE INSTALLATION. CONCENTRATE BEST SALVAGED MATERIALS IN THE MOST PUBLIC SPACES. USE ONLY ONE KIND OF BASEBOARD IN EACH SPACE, SALVAGED OR NEW, AS MUCH AS POSSIBLE. CLEAN AND SAND OR STRIP FINISHES FROM EXISTING WOOD COMPONENTS AND TRIM. PREPARE WOOD SURFACES FOR NEW FINISH. STAIN NEW AND OLD PARTS TO MATCH HISTORIC STAIN COLOR. APPLY PROTECTIVE MATTE POLYURETHANE COATING(S).
- B05 APPLY LIGHT TEXTURE FINISH AT ALL NEW WALLS AND GYP. BD. CEILINGS.
- B06 PREPARE INTERIOR SURFACES FOR PAINTED FINISH. PRIME AND PAINT INTERIOR WALLS AND CEILINGS WITH LOW VOC PAINT. COLORS & SHEENS SHALL BE AS SELECTED BY OWNER AND REVIEWED/APPROVED BY HISTORIC PRESERVATION CONSULTANT.
- B07 PROVIDE AND INSTALL NEW FLOOR FINISHES PER FINISH SCHEDULE. (WOOD GRAIN PATTERNS ARE NOT ACCEPTABLE AT GROUND LEVEL AREAS ONLY, PER HISTORIC BRIEFS)
- B08 PROVIDE AND INSTALL NEW STUD-CAVITY WOOD BLOCKING WHERE REQUIRED TO FIRMLY SECURE WALL MOUNTED ACCESSORIES.
- B09 PROVIDE AND INSTALL NEW TOILET ACCESSORIES AT ALL BATHROOMS. SEE PLANS AND SPECS.
- B10 INSTALL NEW BUILDING COMMON AREA AND TENANT SIGNAGE, EMERGENCY EGRESS PATH SIGNAGE AND NEW STORM SHELTER MAXIMUM OCCUPANT LOAD SIGNAGE (MAX OCCUPANCY SIGNAGE PER EACH NEW STORM SHELTER, FIVE TOTAL), STORM SHELTER ENTRANCE AND PATHWAY SIGNAGE (PER 2015 IBC, ICC500/NSSA, 2015 FEMA F-361 AND OUBCC STORM SHELTER REQUIREMENTS.)
- B11 PERMANENTLY FIX NEW DOORS IN PLACE AND REMOVE ALL OPERABLE DOOR HARDWARE WHERE INDICATED. EXISTING DOOR TRIM TO REMAIN AND TO RECEIVE NEW FINISHES AS APPROVED BY HISTORIC PRESERVATION CONSULTANT. SEE DOOR DETAILS FOR ADDITIONAL INFORMATION.
- B12 SEE MEP DRAWING SET FOR MECHANICAL, ELECTRICAL, AND PLUMBING TRADE REQUIREMENTS.
- B13 COORDINATE FINAL LOCATION OF FITNESS EQUIPMENT WITH OWNER AND ARCHITECT. COORDINATE ELECTRICAL REQUIREMENTS AND INSTALLATION OF FITNESS EQUIPMENT.
- B14 AT AREAS WHERE EXISTING WALLS ARE SHOWN TO REMAIN, RETAIN AND PROTECT EXISTING INTERIOR BASE, TRIM, CASING, MILLWORK, ETC.
- B15 INFILL FRAME AT ALL DISPLAY CASES, FEATURES AND RECESSED ELEMENTS AT INTERIOR SIDE OF RESIDENTIAL UNITS. INSTALL NEW PARTITION WALLS AND FINISHES AS INDICATED.
- B16 PATCH AND REPAIR ALL FLOOR/CEILING OPENINGS PER THE BUILDING CONCRETE REPAIR SPECIFICATION. #4 BAR AT 1'-0" O.C. MAX. SHALL BE EPOXIED INTO THE EXISTING CONCRETE AT MID-DEPTH OF SLAB THICKNESS WITH 4" HILTI HY 200 EPOXY EMBEDMENT.
- B17 REPAIR AND MAINTAIN EXISTING HISTORIC WOOD GUARDRAILS/HANDRAILS, PREP AND FINISH (FINISH SHALL BE AS SELECTED BY OWNER AND REVIEWED/APPROVED BY HISTORIC PRESERVATION CONSULTANT). WHERE A HANDRAIL IS EXISTING ON ONLY ONE SIDE OF A STAIRWAY, INSTALL A NEW HANDRAIL ON THE OTHER SIDE; FABRICATED AND FINISHED TO MATCH THE EXISTING HISTORIC HANDRAIL. FINISHES AND PROFILES TO BE APPROVED BY THE OWNER AND HISTORIC PRESERVATION CONSULTANT.
- B18 EXISTING TERRAZZO FLOOR FINISHES SHALL REMAIN. PROTECT TERRAZZO FLOOR FROM DAMAGE DURING CONSTRUCTION OPERATIONS. REPLACE ALL DAMAGED OR MISSING PORTION OF TERRAZZO FLOORING AS NEEDED. REPAIR, CLEAN AND POLISH.
- B19 REPAIR PLASTER CEILING IN KIND AS REQUIRED. FINISH TO MATCH ADJACENT CONSTRUCTION.
- B20 PROVIDE EARLY RESPONSE SPRINKLER HEADS AROUND STAIR OPENINGS PER NFPA 13 SECTION 8.4.6. VERIFY LOCATIONS WITH ARCHITECT, GC AND FIRE SUPPRESSION CONTRACTOR.
- B21 INSTALL NEW CEILING PER FINISH SCHEDULE AND REFLECTED CEILING PLANS.
- B22 COORDINATE WITH MEP DRAWINGS AND ALL TRADES FOR EXISTING MECHANICAL, ELECTRICAL AND PLUMBING CHASE LOCATIONS TO BE REUSED FOR NEW CONSTRUCTION.
- B23 FIX ALL EXISTING CORRIDOR TRANSOM WINDOWS IN PLACE BEFORE NEW CEILING INSTALLATION. INSTALL FRP LAMINATED GYPSUM BOARD PANEL INFILLS TO THE UNIT SIDE GLAZING. SEE THE DOOR AND WINDOW DETAILS.




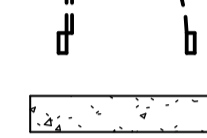




# BUILDING REHABILITATION KEYNOTES

- B24 PROVIDE NEW HINGED CEILING ACCESS PANELS AT MECHANICAL EQUIPMENT LOCATIONS AS INDICATED AT COMMON AREA CORRIDORS. COORDINATE SIZE AND FINAL LOCATION OF ACCESS PANEL WITH MECHANICAL CONTRACTOR. ACCESS PANEL SHALL BE KEYPED WITH MECHANICAL LOCK. ACCESS PANEL ASSEMBLY SHALL BE COLOR MATCH TO ADJACENT CEILING FINISH
- B25 NEW FLOORING FOR THE AUDITORIUM/Common Area, FITNESS CENTER, AND STORAGE AREA TO BE 12"x12" VCT AS APPROVED BY THE HISTORIC PRESERVATION CONSULTANT.
- B26 SEAL ALL EXTERIOR MASONRY WITH A TRANSPARENT SEALER AS APPROVED BY HISTORIC PRESERVATION CONSULTANT AND AS INDICATED BY HISTORIC BRIEFS.
- B27 MECHANICAL LOUVERS AND GRILLES TO BE PAINTED TO MATCH ADJACENT WALL FINISH /MATERIAL COLOR.
- B28 ALL FIRE SUPPRESSION SPRINKLER ESCUTCHEONS, COVERPLATES AND HEADS SHALL BE PROVIDED WITH A FINISH/COLOR FOR ALL LOCATIONS. COLOR AS APPROVED BY HISTORIC PRESERVATION CONSULTANT. TYPICAL.
- B29 EXISTING CORE WALLS TO REMAIN AS INDICATED, PREPARE AND APPLY NEW FINISH (COLOR AND FINISHES TO BE APPROVED BY OWNER AND HISTORIC PRESERVATION CONSULTANT)
- B30 DEMO BASEMENT SLAB AS NEEDED TO REPAIR SUMP PIT AND AS REQUIRED FOR INSTALLATION OF NEW SUMP PUMP SYSTEM.
- B31 AT THE EXISTING WINDOWS SILLS AND APRONS, RESTORE TO MATCH ORIGINAL WHERE NEW OR REPLACEMENT SILL AND APRONS ARE REQUIRED. TRIM PROFILES SHALL MATCH ORIGINAL PROFILES. (OBTAIN APPROVAL FROM HISTORIC PRESERVATION CONSULTANT ON RESTORED AND NEW TRIM.)
- B32 AT ALL BUILDING WINDOWS THAT EXCEED 9 SQ. FT. IN AN INDIVIDUAL PANE, AND WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18" A.F.F. AND THE TOP EDGE OF THE GLAZING IS MORE THAN 36" A.F.F. AND ONE OF MORE WALKING SURFACES ARE WITHIN 36" MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE PLANE OF THE GLAZING; INSTALL A HORIZONTAL RAIL 34-38" A.F.F., THE RAIL SHALL BE CAPABLE OF SUPPORTING SOLBS/PER LIN. FT. HORIZONTAL LOAD, WITHOUT CONTACTING THE GLASS AND BE 1" X 1 1/2" IN CROSS SECTIONAL HEIGHT. SUBMIT MOCK UP OF RAIL AND ATTACHMENT TO ARCHITECT AND HISTORIC PRESERVATION CONSULTANT.
- B33 REPAIR AND/OR REPLACE DAMAGED STONE COPING AND REPLACE THRU WALL FLASHINGS. RAKE AND RESEAL ALL COPING JOINTS.
- B34 PROVIDE NEW SUMP PUMP PIT AND SUMP PUMP SYSTEM FOR A FULLY FUNCTIONAL INSTALLATION. COORDINATE WITH PLUMBING AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- B35 PROVIDE NEW MAIL BOXES RECESSED MOUNTED IN NEW FRAMED ENCLOSURE WITH PAINTED GYPSUM AND LIGHT TEXTURE FINISH
- B36 AT EAST BUILDING ENTRANCE FIX PAIR OF FULL GLASS ALUMINUM DOORS IN PLACE, MOUNTED WITHOUT OPERABLE HARDWARE WITH FULL PERIMETER SEALANTS/BACKER RODS FOR A COMPLETE AND WEATHER TIGHT ASSEMBLY. DOORS TO BE ENCLOSED WITH NEW INTERIOR WALL FRAMING AND FINISHES AT INTERIOR SIDE OF RESIDENTIAL UNIT.
- B37 COORDINATE FINAL LOCATIONS FOR SECURITY SYSTEM AND SURVEILLANCE CAMERAS WITH OWNER, ARCHITECT AND HISTORIC CONSULTANT PRIOR TO COMMENCING WORK.
- B38 REMOVE EXISTING CHAIN LINK FENCING AND PROVIDE NEW 42" METAL GUARDRAIL AT EXTERIOR STAIR TO BASEMENT MOUNTED TO TOP OF RETAINING WALL WITH EPOXY ANCHORS. PROVIDE NEW WALL MOUNTED HANDRAILS AT EXTERIOR STAIR INSTALLED AT 34"-36" AFF WITH 12" EXTENSIONS AT EACH END.
- B39 REPAIR WATER DAMAGE AT AUDITORIUM WALL TILE WAINSCOT AND AT CORRIDOR WALL TILE LOCATIONS WHERE INDICATED. REMOVE/RAKE DAMAGED MORTAR/GROUT/TILE AND REPLACE WITH NEW COLOR MATCHED TILE AND GROUT (PROVIDE 55F AREA MOCKUP OF REPAIRS FOR APPROVAL BY ARCHITECT AND HISTORIC PRESERVATION CONSULTANT).
- B40 PROVIDE CRACK REPAIR, CLEAN AND SEAL ALL EXPOSED CONCRETE AND TERRAZZO FLOORS AT CORRIDORS, STAIRS AND BASEMENT.
- B41 PRESERVE AND REPAIR EXISTING POURED IN PLACE WALL BASE COVES AT EXTERIOR WALLS AND CORRIDOR WALL LOCATIONS. COORDINATE NEW FLOORING TRANSITIONS AND TERMINATIONS WITH FLOORING CONTRACTOR.
- B42 PROVIDE KEY CARD/KEY FOB ACTIVATED SECURITY ACCESS AT EXTERIOR ENTRANCES WHERE INDICATED. COORDINATE WITH ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION. COORDINATE ELECTRONIC ACCESS SYSTEM SELECTION WITH OWNER.
- B43 INSTALL NEW INSULATED ROOF ACCESS HATCH WITH SAFETY RAILING AND POST SYSTEM. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- B44 REMOVE EXISTING CEILING ACCESS PANEL TO ROOF HATCH AND MODIFY ACCESS PANEL OPENING SIZE AND ASSOCIATED FRAMING TO BE ENLARGED TO MATCH NEW ROOF ACCESS HATCH SIZE. COORDINATE WITH ACCESS HATCH MANUFACTURER. PROVIDE & INSTALL NEW LOOKABLE ACCESS PANEL ASSEMBLY AT NEW GYPSUM CEILING. NEW FRAME/ TRIM TO BE PREFINISHED OR PAINT TO MATCH ADJACENT CEILING FINISH.

WORK SHOULD NOT BEGIN UNTIL THE PHASE VII REPORT(S) HAVE BEEN PROVIDED AND REVIEWED BY THE CONTRACTOR.

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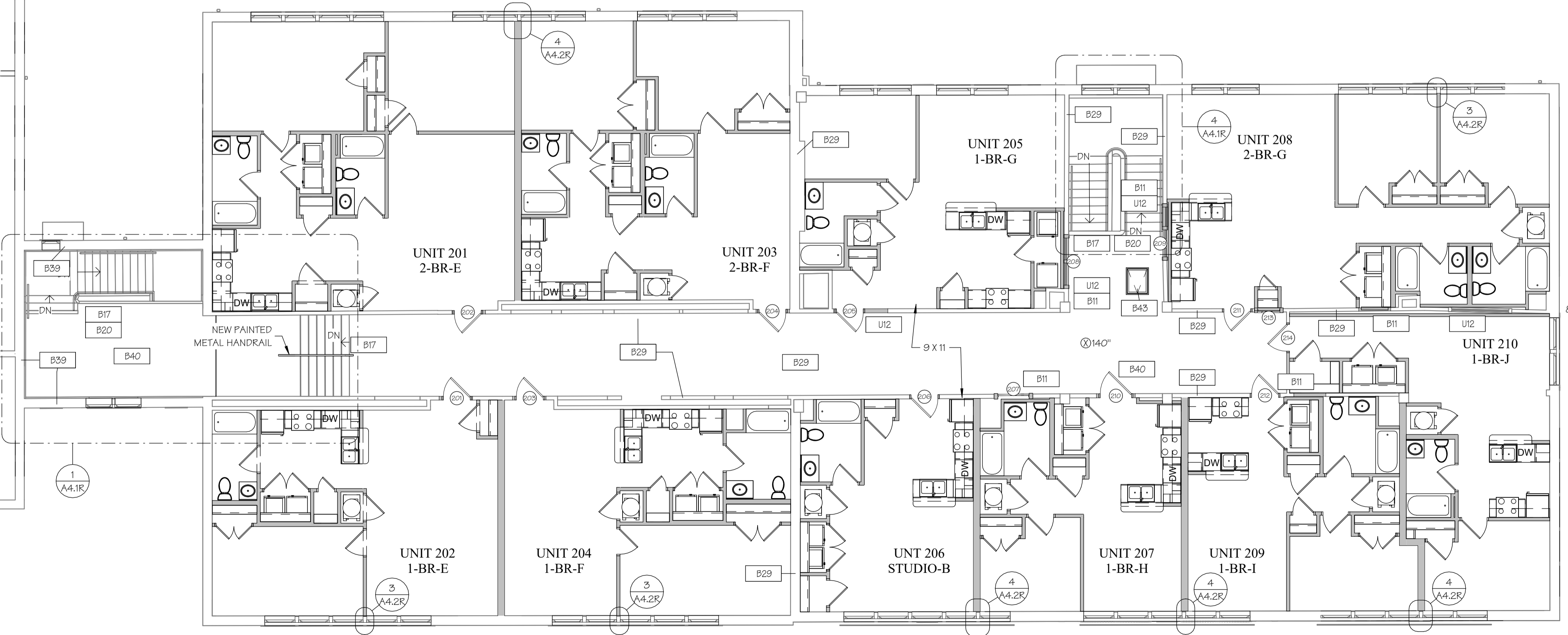
### LEGEND

-  = EXISTING WINDOWS, WALLS, PLUMBING FIXTURES, KITCHEN MILLWORK, ETC.
-  = EXISTING DOORS
-  = WINDOWS, WALLS, PLUMBING FIXTURES, KITCHEN MILLWORK, ETC. TO BE REMOVED. SEE WINDOW SCHEDULE FOR EXTENT OF WINDOW DEMOLITION REQUIRED.
-  = DOORS TO BE REMOVED
-  = NEW CONCRETE
-  = NEW WINDOWS, PLUMBING FIXTURES, KITCHEN MILLWORK, ETC.
-  = NEW WALLS
-  = NEW DOORS

REFERENCE SHEET SCL09 FOR ALL KEYNOTES

GENERAL KEYNOTES

B01	B10	B23
B02	B12	B25
B03	B14	B27
B04	B15	B28
B05	B16	B31
B06	B18	B32
B07	B19	B32
B08	B21	B37
B09	B22	B41

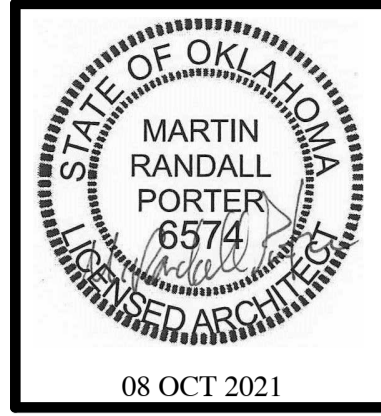


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1 SECOND FLOOR RENOVATED BUILDING PLAN  
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MARCUS GARVEY HARMONY APARTMENTS  
 OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA

**Wallace**  
 ARCHITECTS L.L.C.  
 Columbia, MO  
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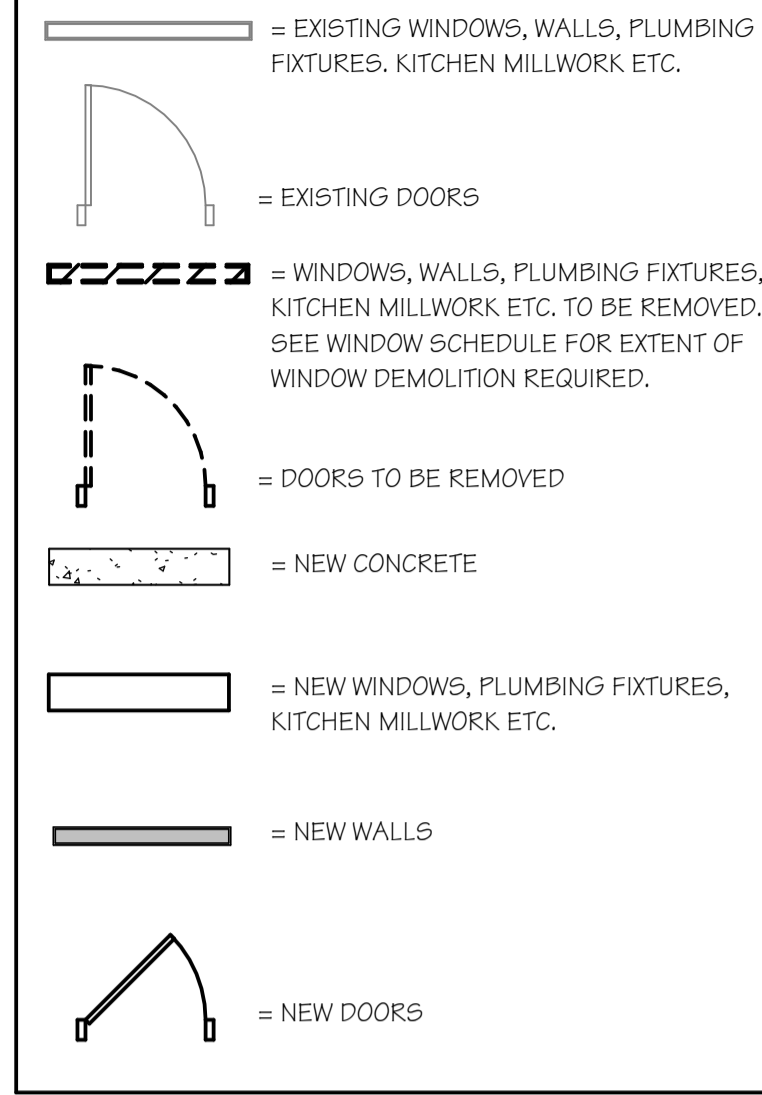
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# UNIT REHABILITATION KEYNOTES

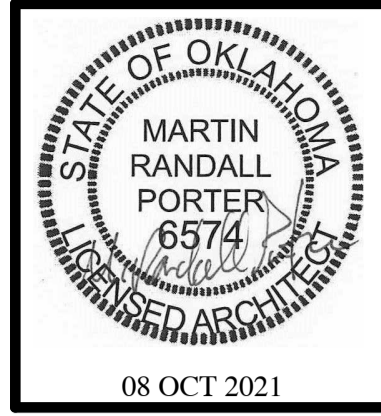
- U01 INSTALL NEW PARTITION WALLS AND FINISHES AS INDICATED.
- U02 EXISTING WINDOW SILLS & APRONS TO BE RESTORED TO MATCH ORIGINAL. WHERE NEW OR REPLACEMENT SILLS AND APRONS ARE REQUIRED TRIM PROFILES SHALL MATCH ORIGINAL PROFILES. (OBTAIN APPROVAL FROM HISTORIC PRESERVATION CONSULTANT ON RESTORED AND NEW TRIM).
- U03 WHERE PLASTER IS DAMAGED/MISSING OR IN NEED OF REPLACEMENT, REPAIR AND MATCH EXISTING THICKNESS & TEXTURE PREP & PAINT. (COLOR TO BE APPROVED BY OWNER AND HISTORIC PRESERVATION CONSULTANT).
- U04 PROVIDE AND INSTALL NEW WALL OR BASE DOORSTOPS AT ALL DOORS.
- U05 INSTALL NEW PRIMED PINE BASEBOARDS THROUGHOUT AT NEW WALLS AND SALVAGED AT EXISTING CONDITIONS AND WHERE OTHERWISE CAN BE REUSED. (HEIGHT, PROFILE AND FINISH TO BE APPROVED BY OWNER AND HISTORIC PRESERVATION CONSULTANT.) PREPARE SURFACES TO BE SMOOTH AND READY FOR PAINTED FINISH. PAINT COLOR/SHEEN AS SELECTED BY OWNER AND HISTORIC PRESERVATION CONSULTANT (INCLUDE 6" PROFILE IN BASE BID).
- U06 PROVIDE AND INSTALL LIGHT TEXTURE AT ALL NEW WALLS AND CEILINGS.
- U07 PROVIDE PAINTING AT ALL INTERIOR WALLS, CEILINGS, DOORS (ALL 6 SIDES) & TRIM (LOW VOC) PAINT COLOR/SHEEN AS SELECTED BY OWNER AND HISTORIC PRESERVATION CONSULTANT.
- U08 PROVIDE AND INSTALL NEW FLOOR FINISHES PER FINISH SCHEDULE
- U09 PROVIDE AND INSTALL NEW STUD-CAVITY WOOD BLOCKING WHERE REQUIRED TO FIRMLY SECURE WALL MOUNTED ACCESSORIES WITH A STANDING 200# OF APPLIED FORCE.
- U10 PROVIDE & INSTALL NEW MIRRORS, TOWEL BARS, SHOWER BARS, AND TOILET PAPER HOLDERS
- U11 INSTALL NEW SLAB INFILL AT ABANDONED THROUGH FLOOR PENETRATIONS.
- U12 AT THE LOCATIONS IDENTIFIED FOR EXISTING INTERIOR CORRIDOR WINDOWS AND TRANSOMS TO REMAIN AND BE FIXED IN PLACE, PROVIDE AND INSTALL FRP LAMINATED GYPSUM BOARD PANEL INFILLS TO THE UNIT SIDE GLAZING. SEE DOOR AND WINDOW DETAILS.
- U13 PROVIDE AND INSTALL NEW APARTMENT NUMBER SIGNS IN CORRIDORS AT APARTMENT ENTRY DOORS, SUBMIT SIGNAGE SAMPLE TO OWNER & HISTORIC PRESERVATION CONSULTANT FOR REVIEW & APPROVAL
- U14 PROVIDE & INSTALL CLOTHES WASHER/DRYERS IN EACH UNIT
- U15 PROVIDE AND INSTALL METAL FRAMED CEILING WITH A LIGHT TEXTURED DRYWALL FINISH (SEE REFLECTED CEILING PLANS FOR LOCATIONS). SPACE ABOVE NEW CEILING SHALL CONCEAL AND ACCOMMODATE ALL PLUMBING TRAPS AND EXHAUST FANS, DUCTWORK, AND FIRE SUPPRESSION.
- U16 PROVIDE AND INSTALL NEW 20 MIN. RATED UNIT ENTRY DOORS AND FRAMES TO MATCH HISTORIC DOOR PROFILES, INSTALL NEW PEEP HOLE VIEWER, ACCESSIBLE THRESHOLD, LEVER LOCK SET, SELF-CLOSING HINGES AND SMOKE GASKETING. (SEE SHEET A1.7) NEW DOOR PROFILE TO BE REVIEWED AND APPROVED BY THE HISTORIC PRESERVATION CONSULTANT PRIOR TO PRECUREMENT.
- U17 PROVIDE 2" FAUX WOOD CORDLESS MINI BLINDS.
- U18 COORDINATE WITH MEP DRAWINGS AND ALL ASSOCIATED TRADES FOR EXISTING MECHANICAL/PLUMBING CHASE LOCATIONS TO BE REUSED AND FOR NEW CONSTRUCTION.
- U19 PROVIDE & INSTALL NEW 2-PANEL MASONITE INTERIOR DOORS, SEE DOOR SCHEDULE (INCLUDE FRAME, HARDWARE AND STOP). DOORS AS APPROVED BY HISTORIC PRESERVATION CONSULTANT.
- U20 PROVIDE AND INSTALL NEW WIRE SHELVING THROUGHOUT.
- U21 PROVIDE DRYWALL INSTALLATION PER PLANS AND REPAIRS AS NEEDED, MATCH ADJACENT TEXTURE. INSTALL MOLD GUARD DRYWALL IN BATHROOMS, KITCHEN, & LAUNDRY ROOMS
- U22 REMOVE EXISTING FLOORING AND INSTALL NEW (WATERPROOF) VINYL PLANK FLOORING THROUGHOUT UNIT. WOOD GRAIN PATTERNS ARE NOT ACCEPTABLE AT GROUND FLOOR UNITS ONLY. SUBMIT SHOP DRAWINGS TO ARCHITECT FOR REVIEW
- U23 PROVIDE AND INSTALL KITCHEN CABINETS (BASE, WALL, GRANITE COUNTERTOPS OR EQUAL WITH UNDERMOUNT SINK) BOX AROUND RANGE HOOD EXHAUST DUCT, FINISH TO MATCH CABINETS
- U24 PROVIDE AND INSTALL BATH VANITIES (BASE, PLASTIC LAMINATE COUNTER TOP (OR EQUAL) W/ UNDER MOUNT SINK)
- U25 PROVIDE REFRIGERATOR (ENERGY STAR) (FROST-FREE) (ICE MAKER)
- U26 PROVIDE ALL ASSOCIATED TRADE WORK AS REQUIRED FOR A COMPLETE NEW DISHWASHER INSTALLATION
- U27 PROVIDE NEW FREESTANDING REAR CONTROL ELECTRIC RANGE @ TYPICAL UNITS, PROVIDE NEW RANGE WITH FRONT CONTROLS @ THE (1) UFAS UNIT (ALL RANGES TO BE SELF CLEANING AND INSTALLED WITH ANTI-TIP BRACKETS). INSTALL WALL SPLASH PROTECTORS AT RANGES (REAR WALL).
- U28 INSTALL MICROWAVES (RECIRCULATING STYLE MICROHOOD IN TYPICAL UNITS AND PROVIDE COUNTERTOP MICROWAVE IN (1) UFAS UNIT).

## LEGEND



WORK SHOULD NOT BEGIN UNTIL THE PHASE I/II REPORT(S) HAVE BEEN PROVIDED AND REVIEWED BY THE CONTRACTOR.

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**MARCUS GARVEY HARMONY APARTMENTS**  
 OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA

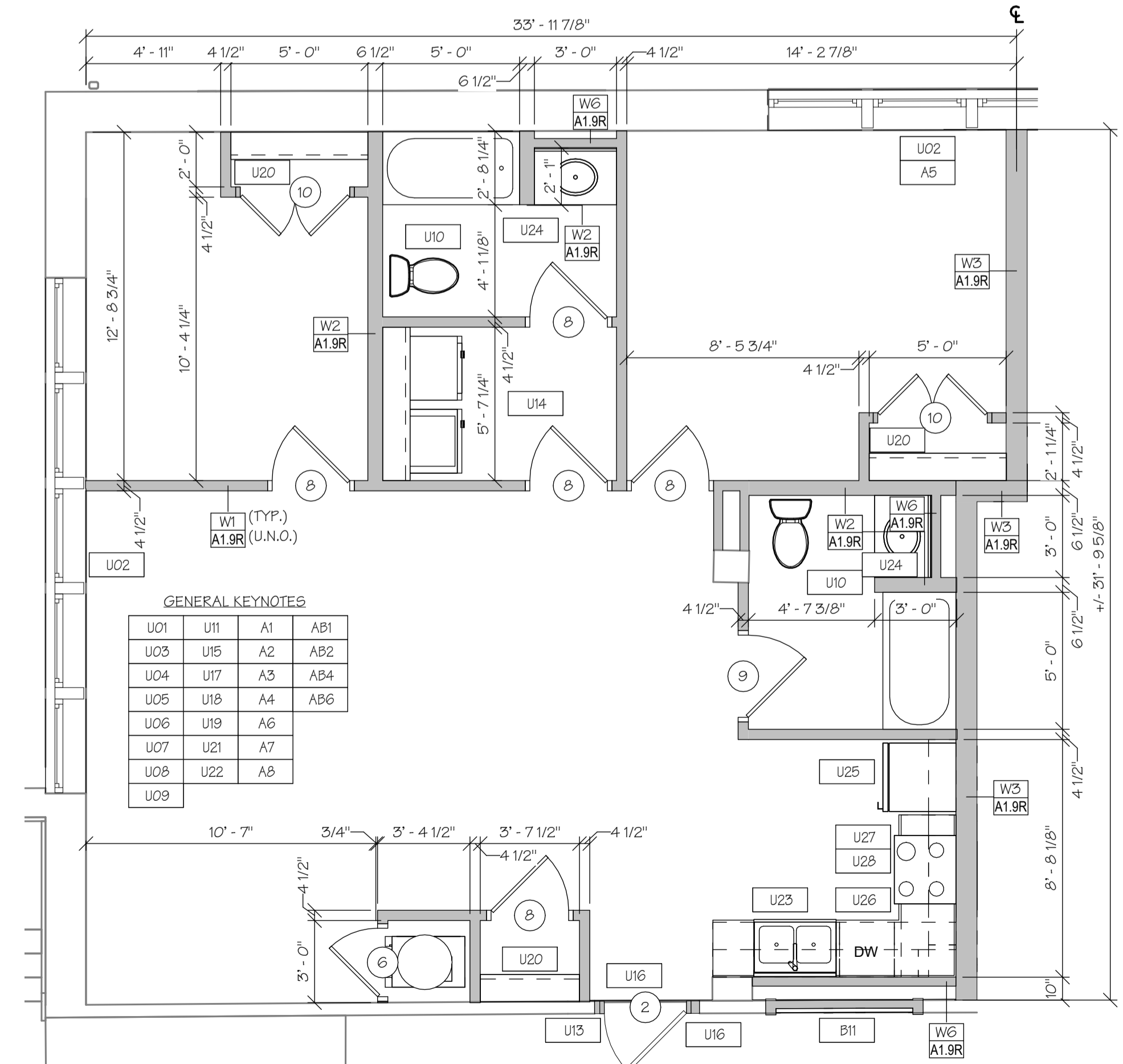
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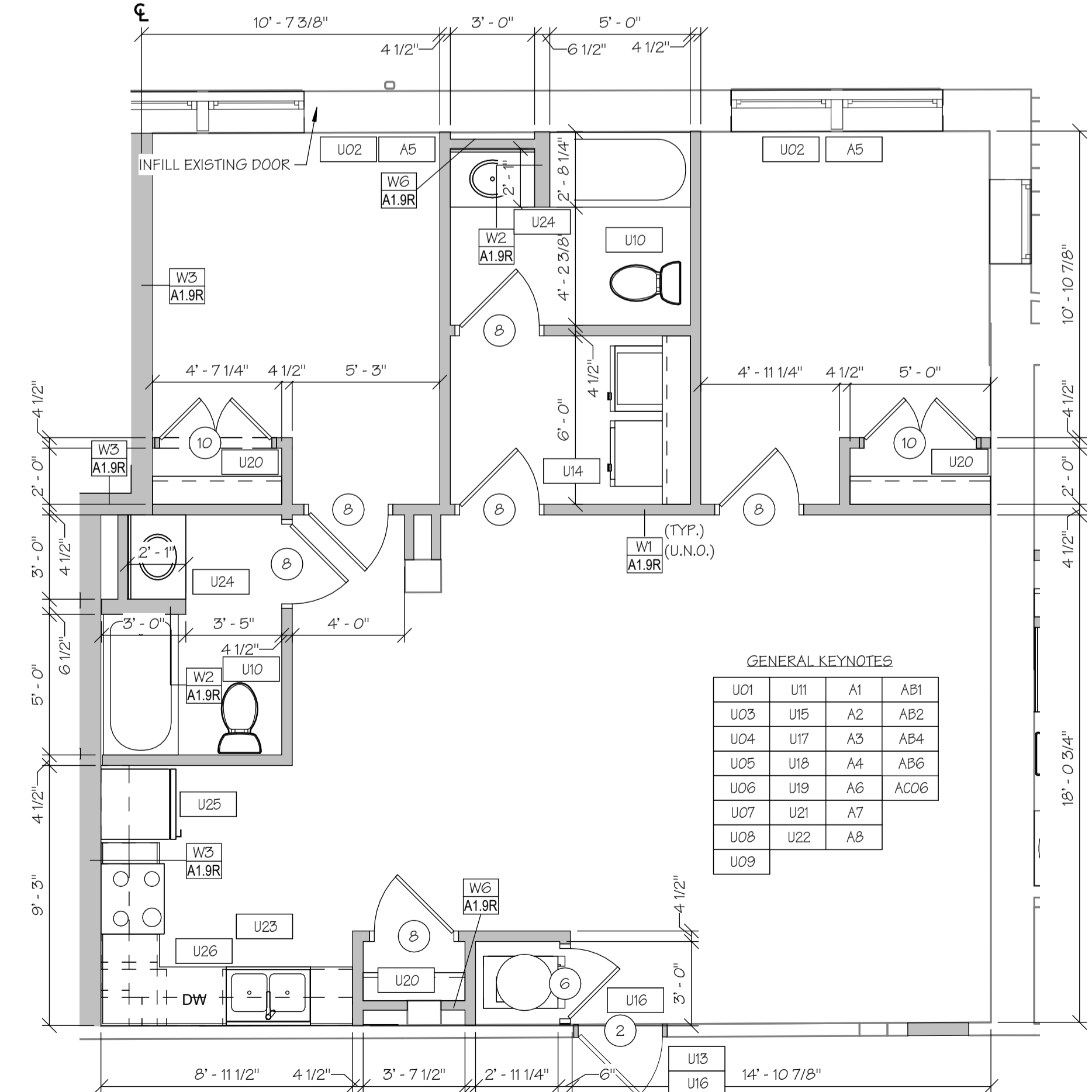
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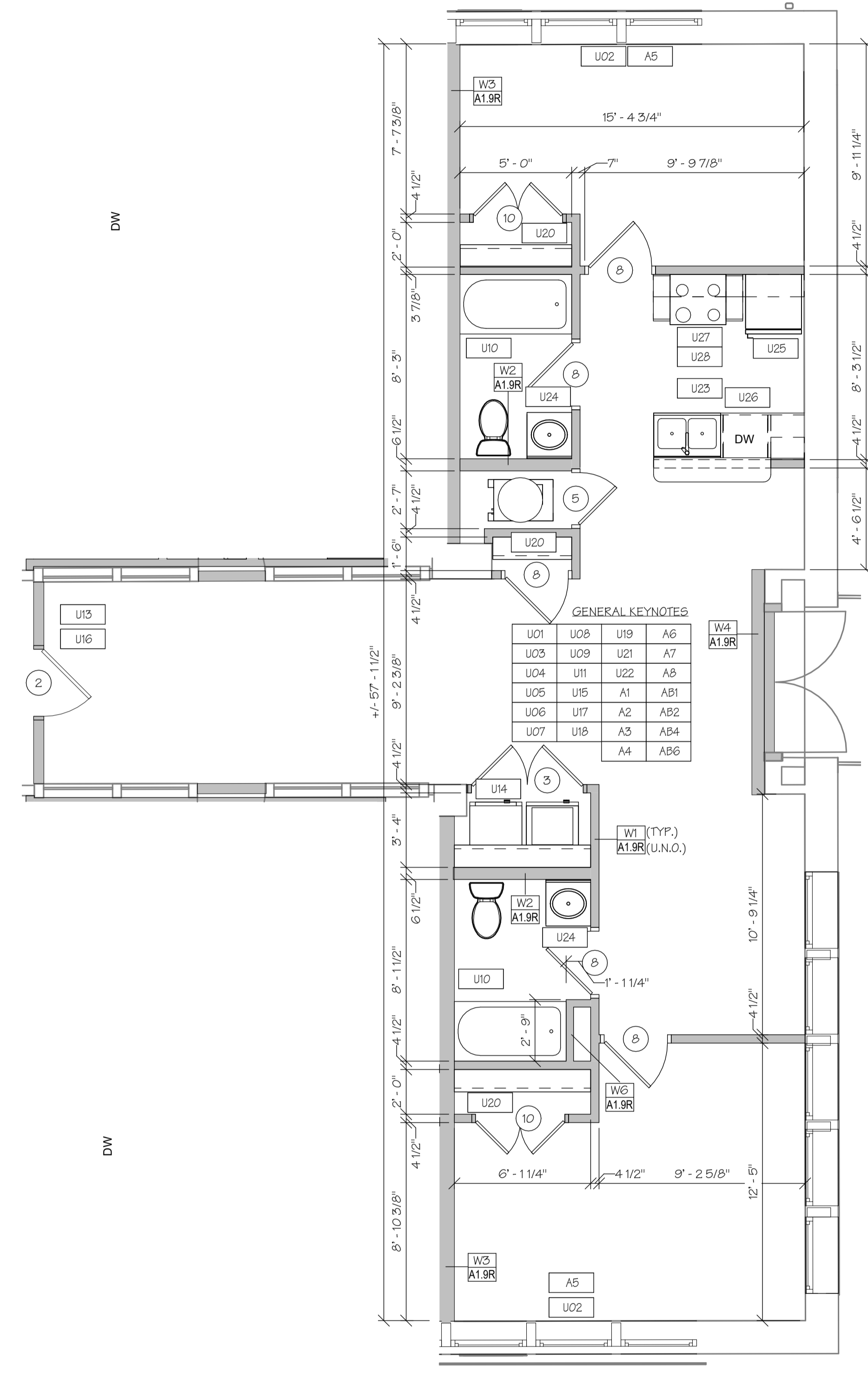
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**2-BR-A UNIT 101 RENO PLAN**  
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**2-BR-B UNIT 104 RENO PLAN (A/V UNIT)**  
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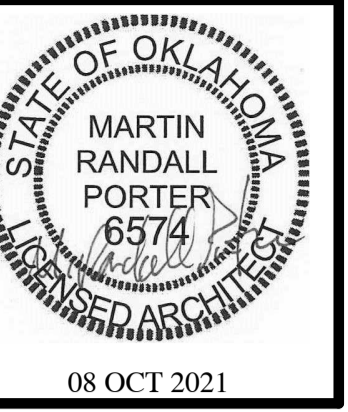


**2-BR-C UNIT 110 RENO PLAN**  
 SCALE: 1/4" = 1'-0"

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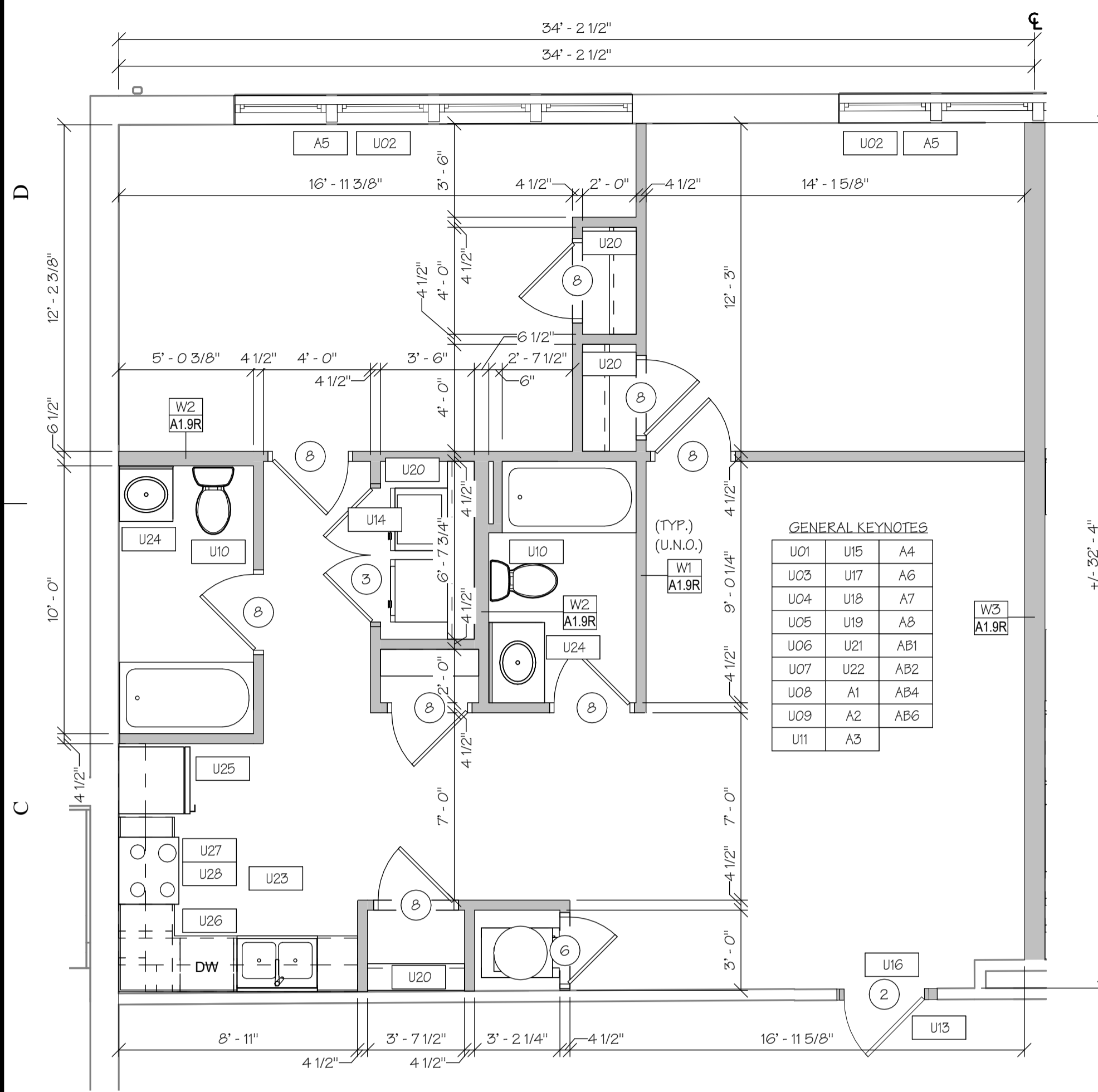
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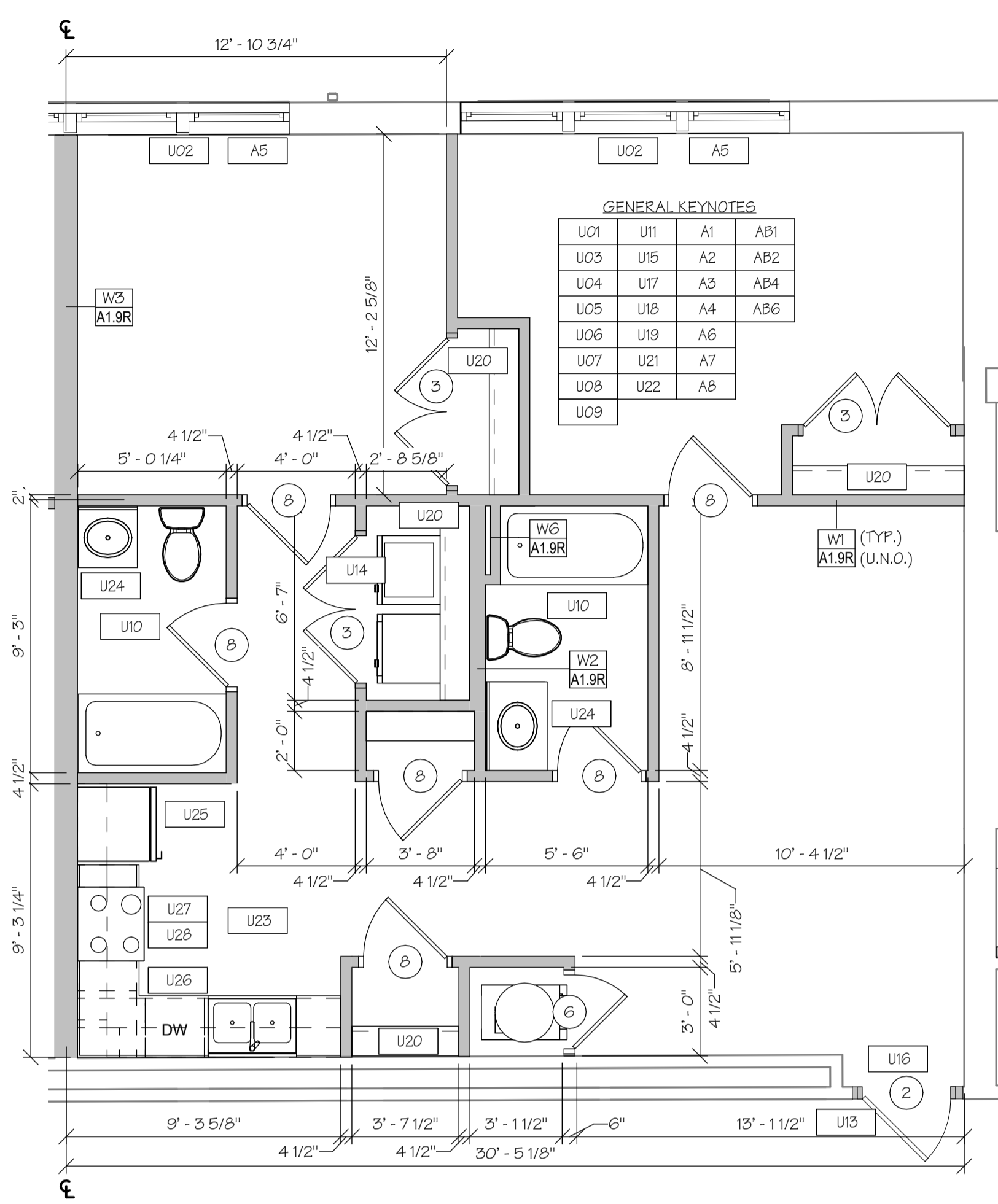
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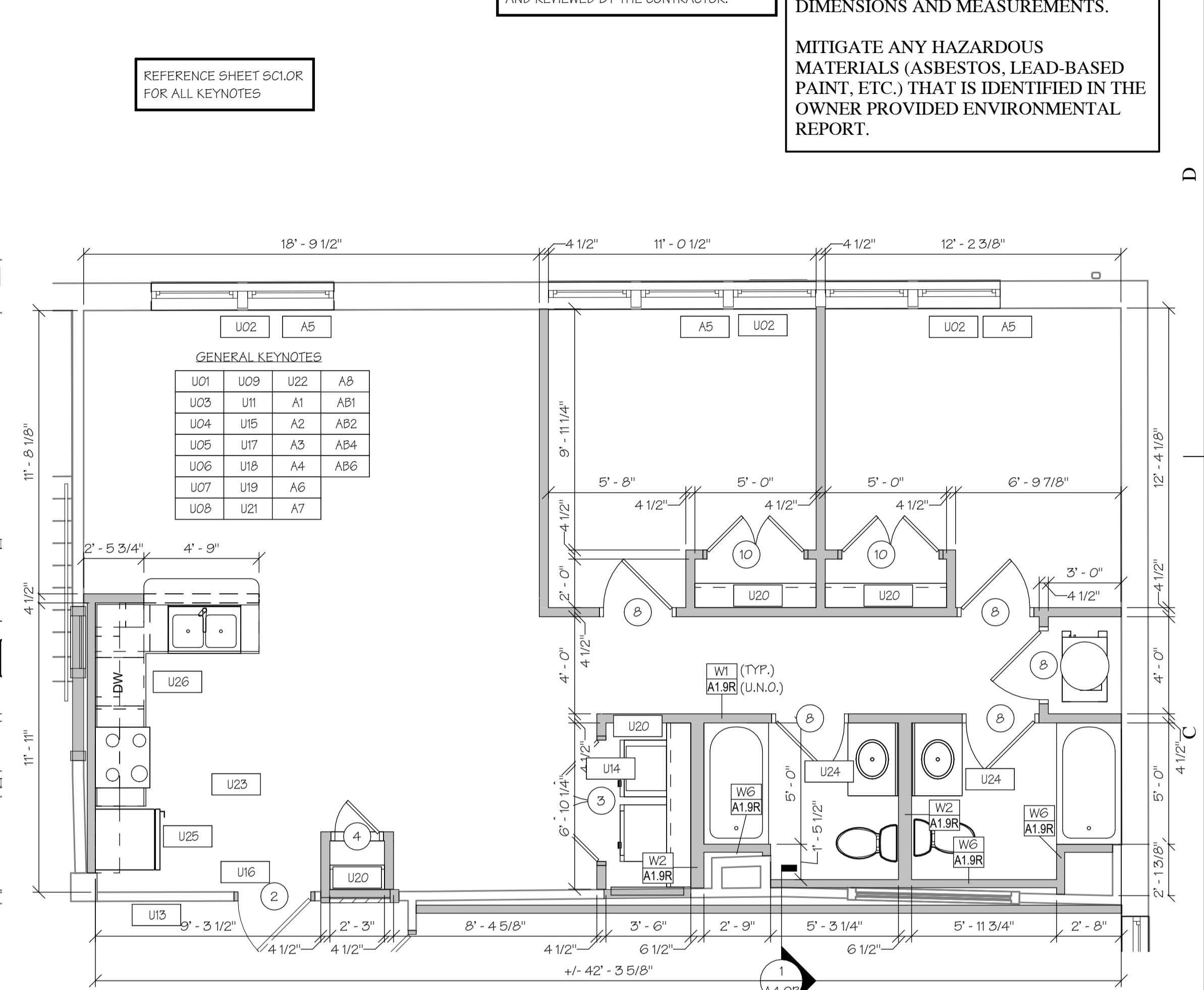
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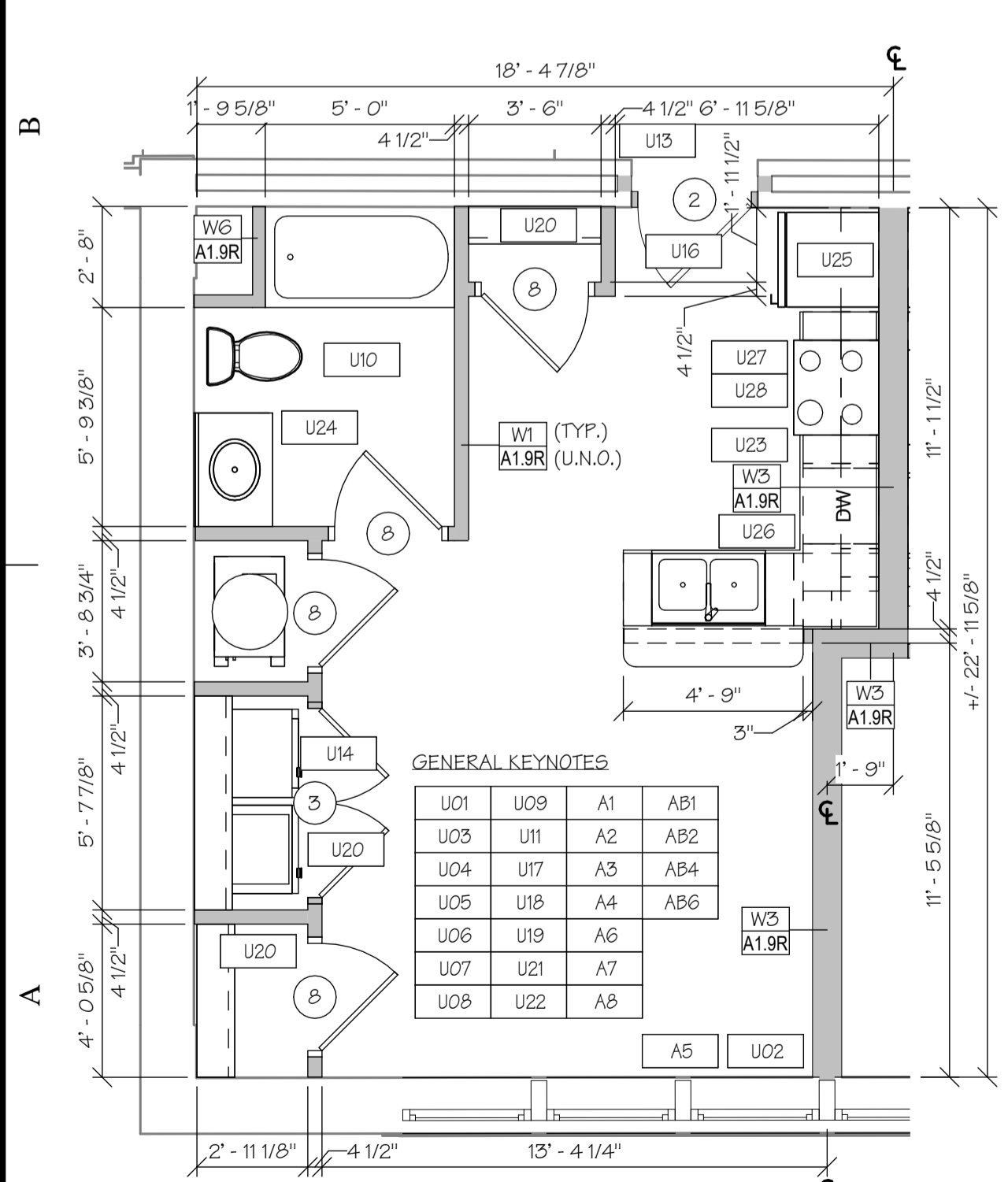
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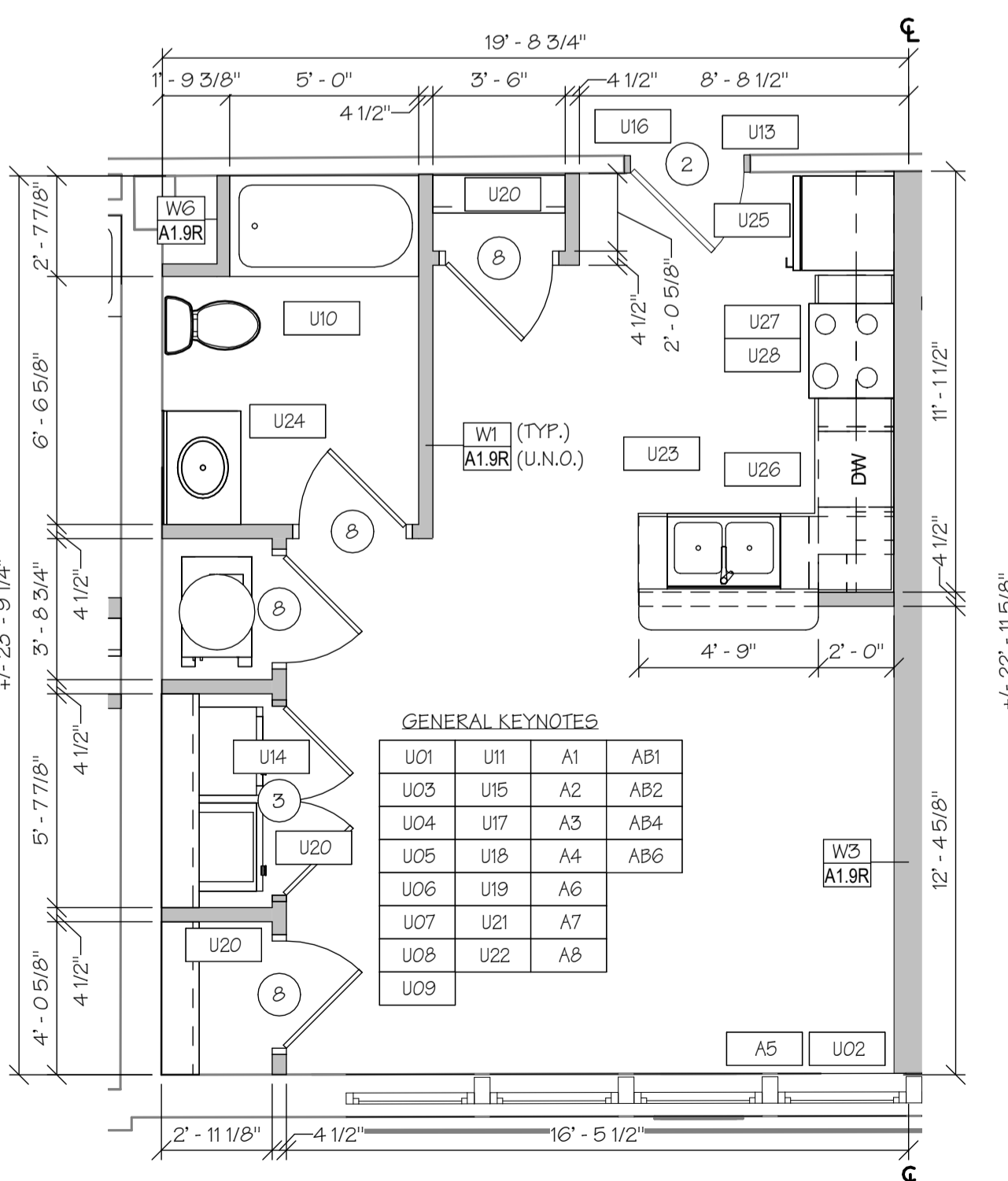
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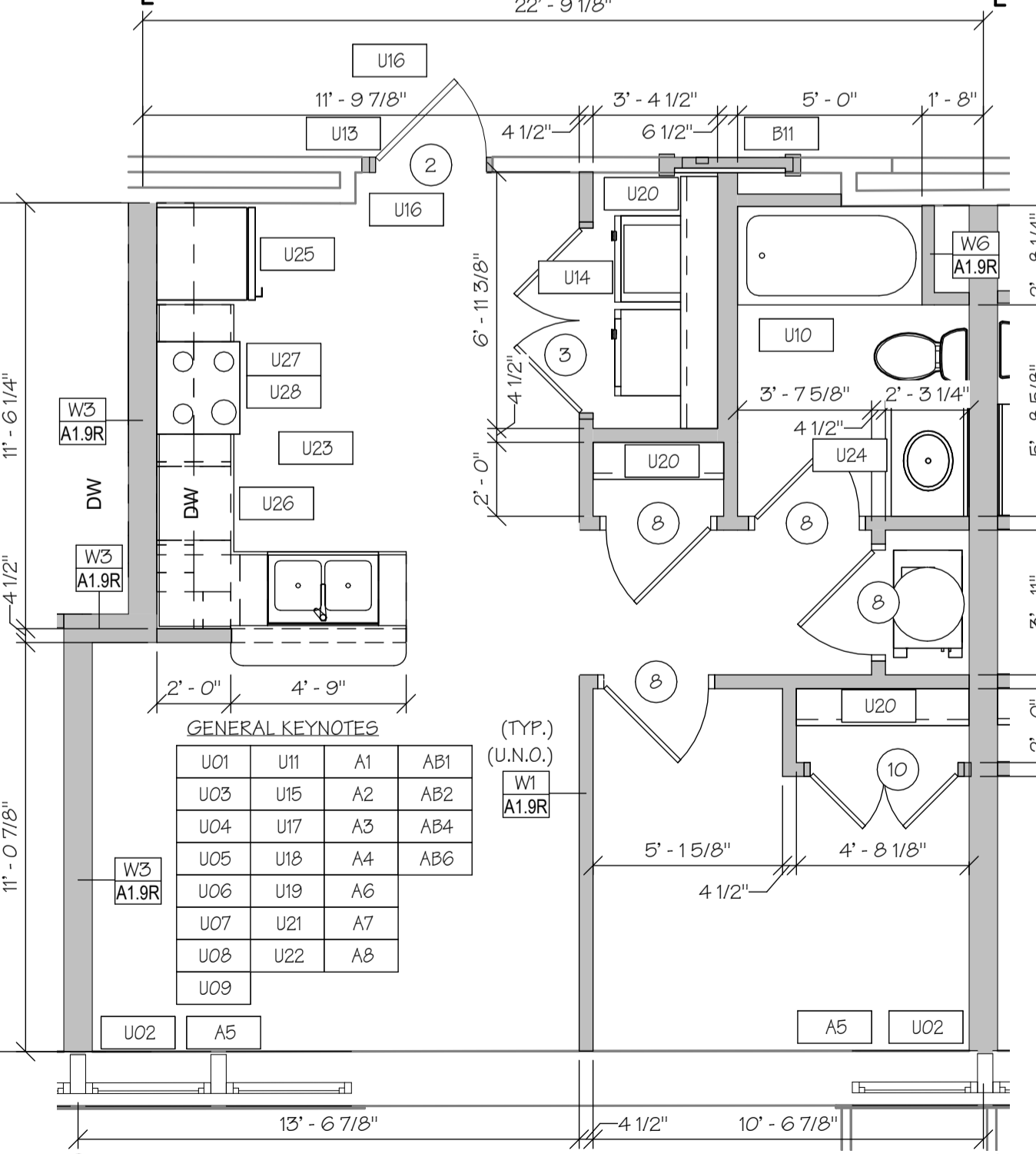
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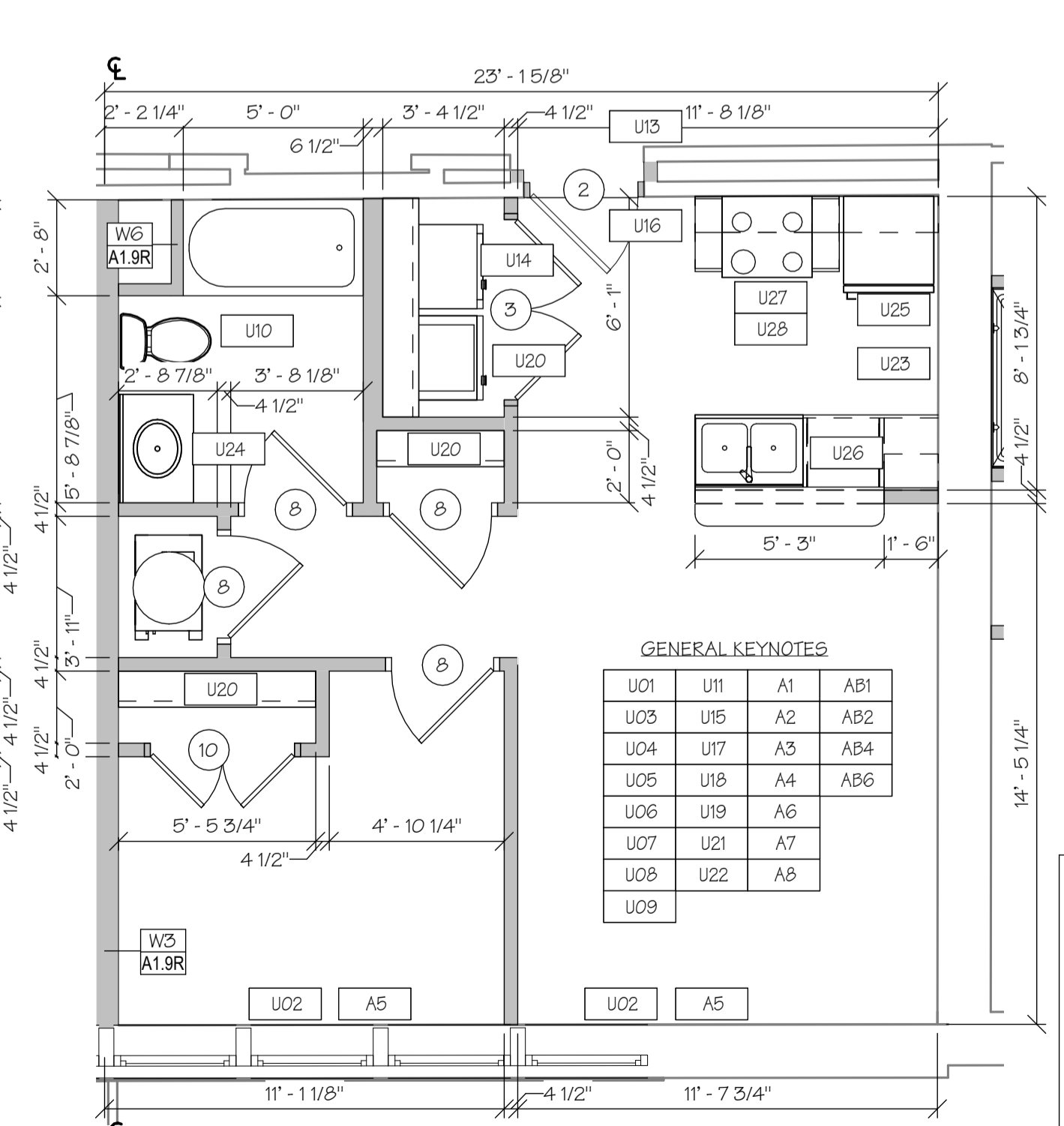
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STUDIO-B UNIT 206 RENO PLAN  
SCALE: 1/4" = 1'-0"



1-BR-A UNIT 103 RENO PLAN  
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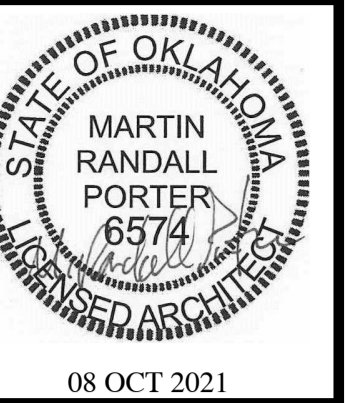


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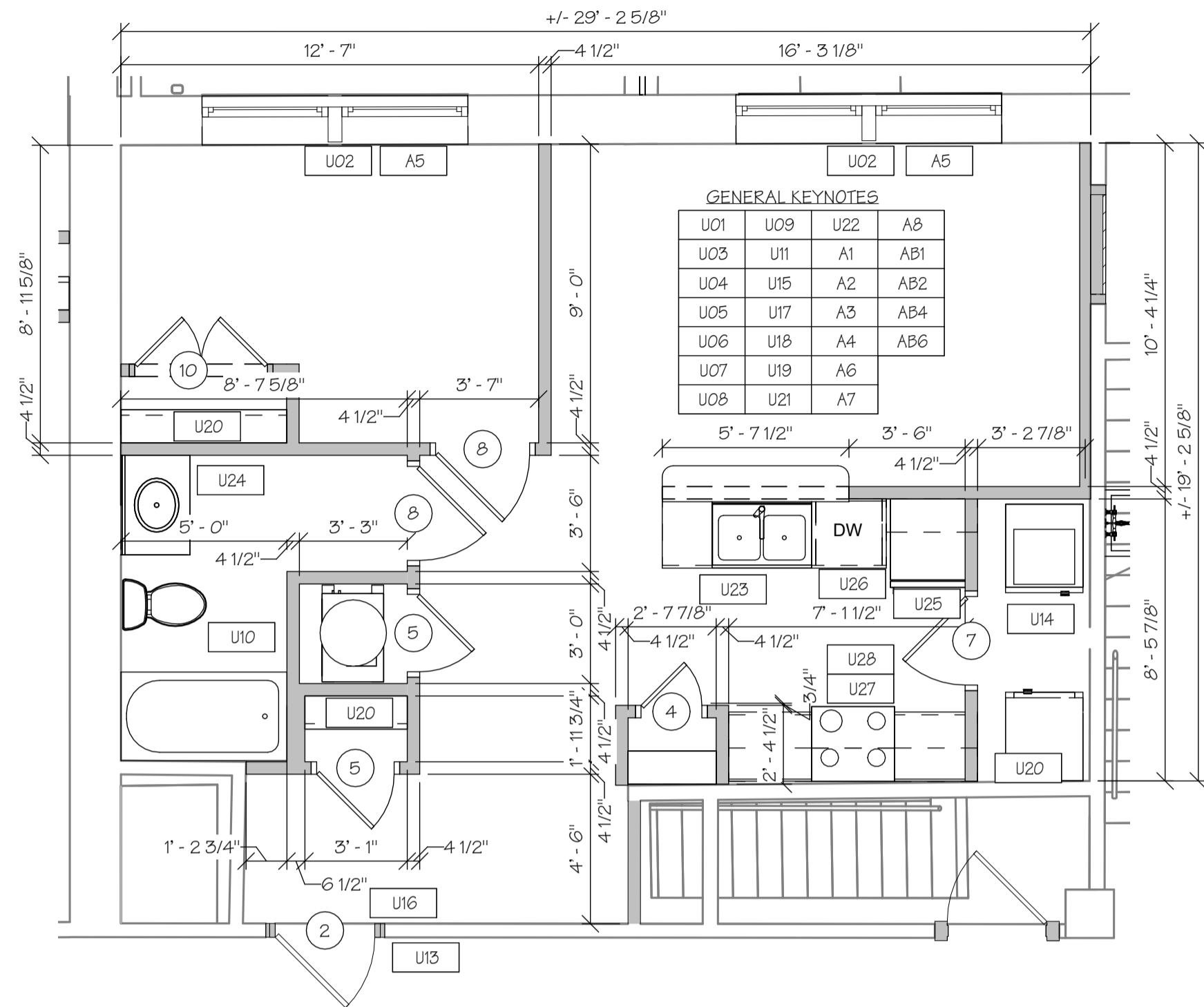


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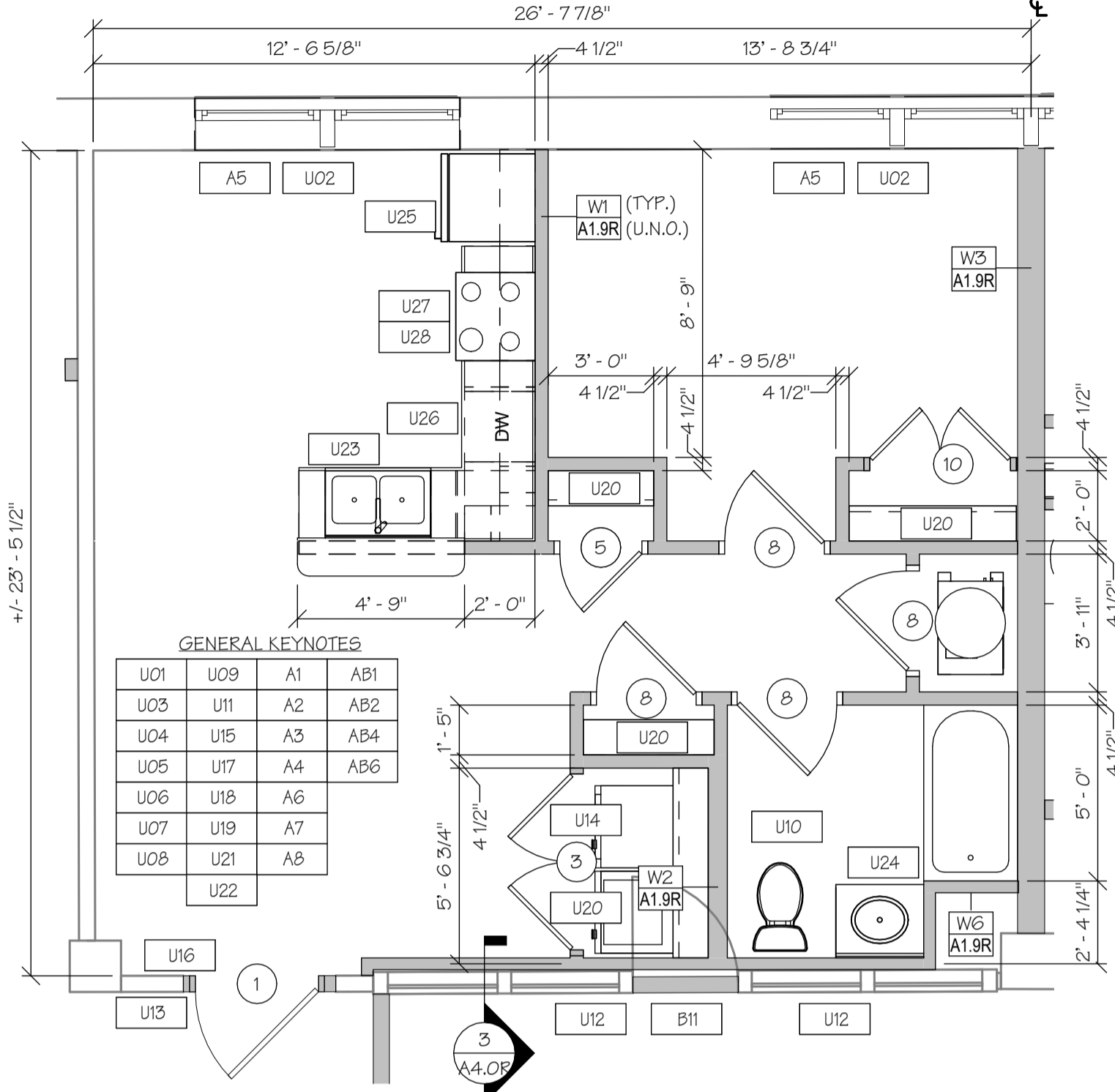
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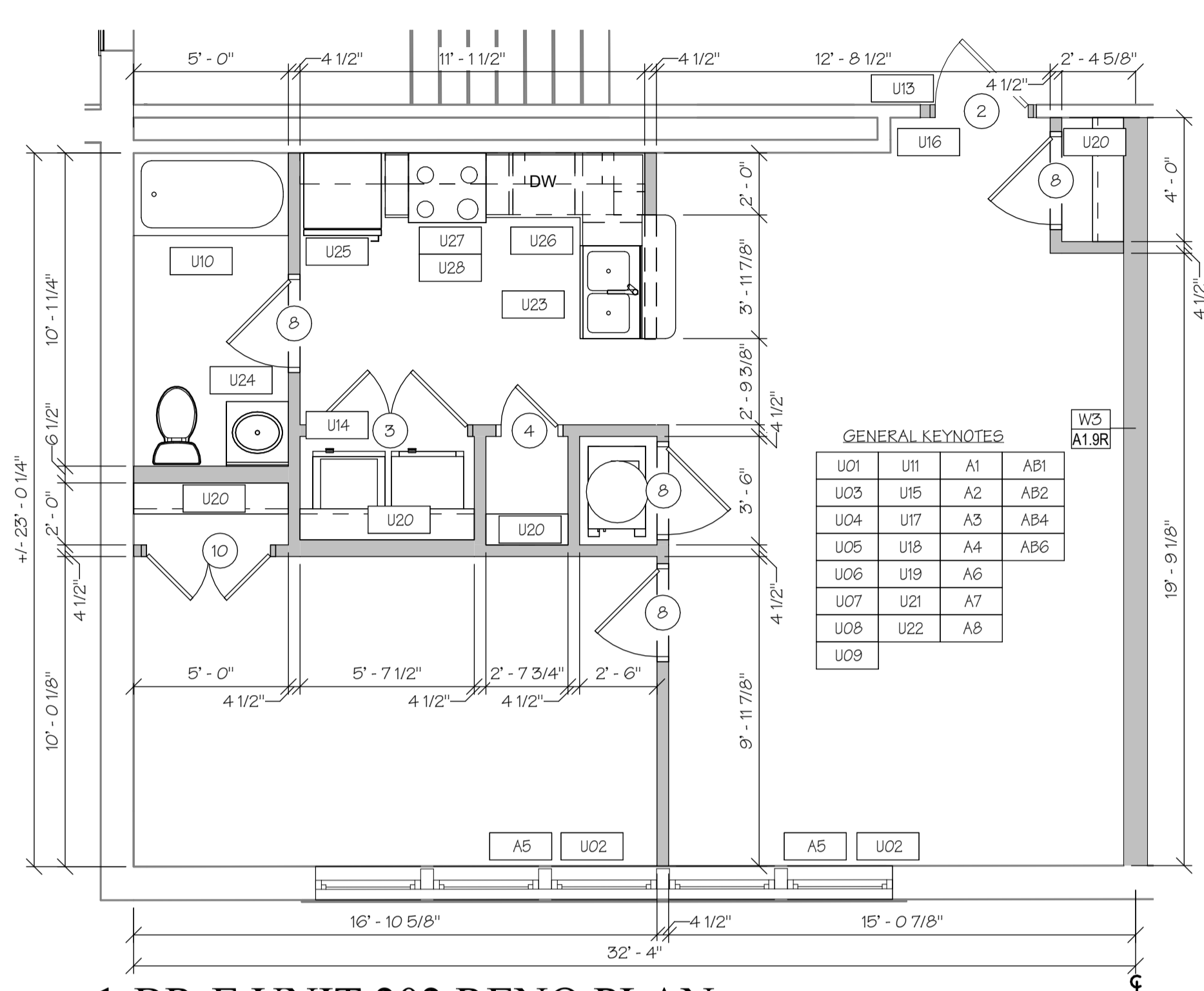
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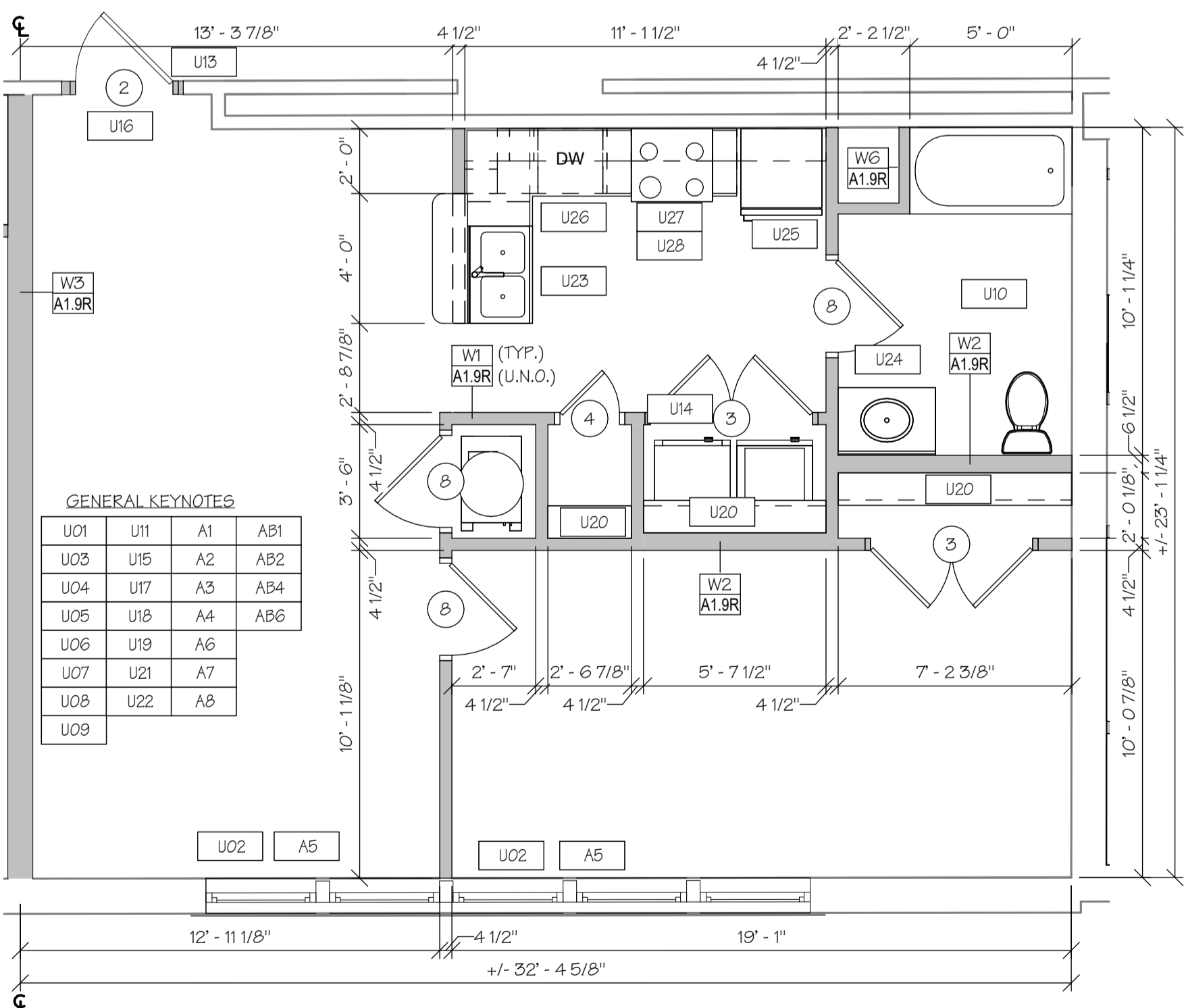
1-BR-C UNIT 106 RENO PLAN  
SCALE: 1/4" = 1'-0"



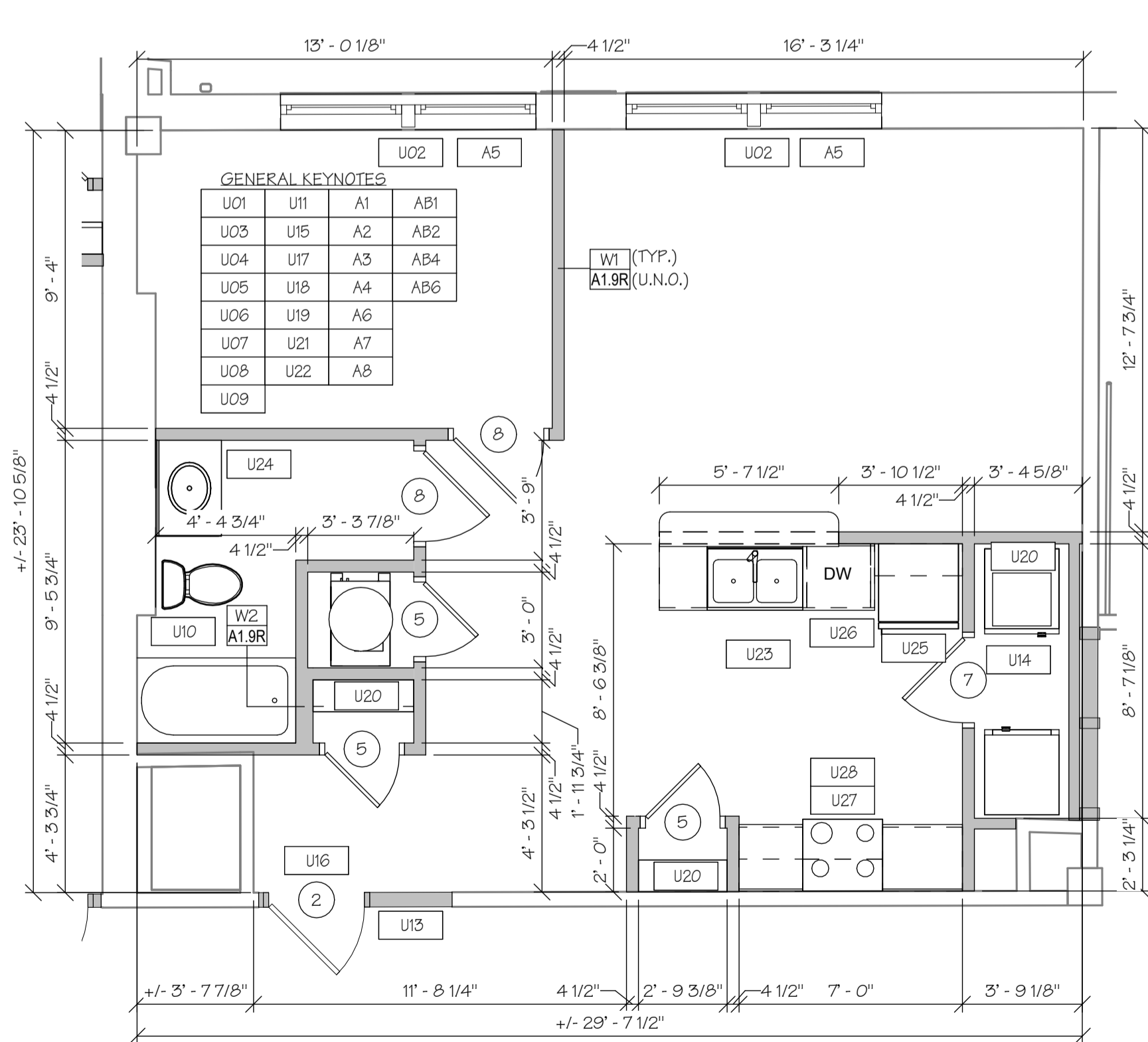
1-BR-D UNITS 108 & 109 RENO PLAN  
SCALE: 1/4" = 1'-0"



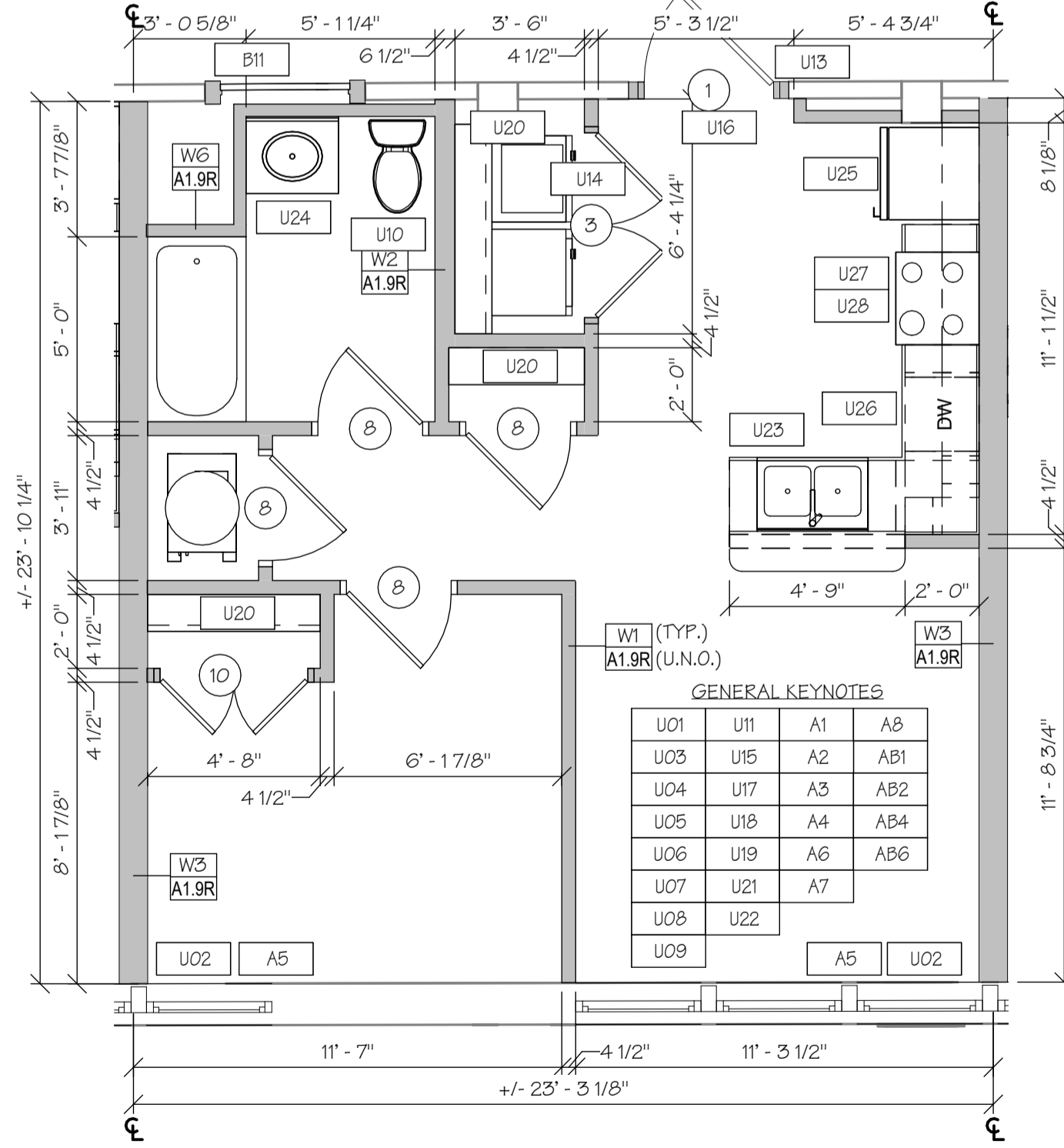
1-BR-E UNIT 202 RENO PLAN  
SCALE: 1/4" = 1'-0"



1-BR-F UNIT 204 RENO PLAN  
SCALE: 1/4" = 1'-0"



1-BR-G UNIT 205 RENO PLAN  
SCALE: 1/4" = 1'-0"



1-BR-H UNIT 207 RENO PLAN  
SCALE: 1/4" = 1'-0"

JURISDICTION APPROVAL

MARCUS GARVEY HARMONY APARTMENTS  
OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA

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A1.6R

JOB NO.  
3849R

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## UNIT REHABILITATION KEYNOTES

- U01 INSTALL NEW PARTITION WALLS AND FINISHES AS INDICATED.
- U02 EXISTING WINDOW SILLS & APRONS TO BE RESTORED TO MATCH ORIGINAL. WHERE NEW OR REPLACEMENT SILLS AND APRONS ARE REQUIRED TRIM PROFILES SHALL MATCH ORIGINAL PROFILES. (OBTAIN APPROVAL FROM HISTORIC PRESERVATION CONSULTANT ON RESTORED AND NEW TRIM).
- U03 WHERE PLASTER IS DAMAGED/MISSING OR IN NEED OF REPLACEMENT, REPAIR AND MATCH EXISTING THICKNESS & TEXTURE PREP & PAINT. (COLOR TO BE APPROVED BY OWNER AND HISTORIC PRESERVATION CONSULTANT).
- U04 PROVIDE AND INSTALL NEW WALL OR BASE DOORSTOPS AT ALL DOORS.
- U05 INSTALL NEW PRIMED PINE BASEBOARDS THROUGHOUT AT NEW WALLS AND SALVAGED AT EXISTING CONDITIONS AND WHERE OTHERWISE CAN BE REUSED. (HEIGHT, PROFILE AND FINISH TO BE APPROVED BY OWNER AND HISTORIC PRESERVATION CONSULTANT.) PREPARE SURFACES TO BE SMOOTH AND READY FOR PAINTED FINISH. PAINT COLOR/SHEEN AS SELECTED BY OWNER AND HISTORIC PRESERVATION CONSULTANT (INCLUDE 6" PROFILE IN BASE BID).
- U06 PROVIDE AND INSTALL LIGHT TEXTURE AT ALL NEW WALLS AND CEILINGS.
- U07 PROVIDE PAINTING AT ALL INTERIOR WALLS, CEILINGS, DOORS (ALL 6 SIDES) & TRIM (LOW VOC.) PAINT COLOR/SHEEN AS SELECTED BY OWNER AND HISTORIC PRESERVATION CONSULTANT.
- U08 PROVIDE AND INSTALL NEW FLOOR FINISHES PER FINISH SCHEDULE
- U09 PROVIDE AND INSTALL NEW STUD-CAVITY WOOD BLOCKING WHERE REQUIRED TO FIRMLY SECURE WALL MOUNTED ACCESSORIES WITH A STANDING 200# OF APPLIED FORCE.
- U10 PROVIDE & INSTALL NEW MIRRORS, TOWEL BARS, SHOWER BARS, AND TOILET PAPER HOLDERS
- U11 INSTALL NEW SLAB INFILL AT ABANDONED THROUGH FLOOR PENETRATIONS.
- U12 AT THE LOCATIONS IDENTIFIED FOR EXISTING INTERIOR CORRIDOR WINDOWS AND TRANSOMS TO REMAIN AND BE FIXED IN PLACE, PROVIDE AND INSTALL FRP LAMINATED GYPSUM BOARD PANEL INFILLS TO THE UNIT SIDE GLAZING. SEE DOOR AND WINDOW DETAILS.
- U13 PROVIDE AND INSTALL NEW APARTMENT NUMBER SIGNS IN CORRIDORS AT APARTMENT ENTRY DOORS. SUBMIT SIGNAGE SAMPLE TO OWNER & HISTORIC PRESERVATION CONSULTANT FOR REVIEW & APPROVAL
- U14 PROVIDE & INSTALL CLOTHES WASHER/DRYERS IN EACH UNIT
- U15 PROVIDE AND INSTALL METAL FRAMED CEILING WITH A LIGHT TEXTURED DRYWALL FINISH (SEE REFLECTED CEILING PLANS FOR LOCATIONS). SPACE ABOVE NEW CEILING SHALL CONCEAL AND ACCOMMODATE ALL PLUMBING TRAPS AND EXHAUST FANS, DUCTWORK, AND FIRE SUPPRESSION.
- U16 PROVIDE AND INSTALL NEW 20 MIN. RATED UNIT ENTRY DOORS AND FRAMES TO MATCH HISTORIC DOOR PROFILES. INSTALL NEW PEEP HOLE VIEWER, ACCESSIBLE THRESHOLD, LEVER LOCK SET, SELF-CLOSING HINGES AND SMOKE GASKETING. (SEE SHEET A1.7) NEW DOOR PROFILE TO BE REVIEWED AND APPROVED BY THE HISTORIC PRESERVATION CONSULTANT PRIOR TO PROCUREMENT.
- U17 PROVIDE 2" FAUX WOOD CORDLESS MINI BLINDS.
- U18 COORDINATE WITH MEP DRAWINGS AND ALL ASSOCIATED TRADES FOR EXISTING MECHANICAL/PLUMBING CHASE LOCATIONS TO BE REUSED AND FOR NEW CONSTRUCTION.
- U19 PROVIDE & INSTALL NEW 2-PANEL MASONITE INTERIOR DOORS, SEE DOOR SCHEDULE (INCLUDE FRAME, HARDWARE AND STOP). DOORS AS APPROVED BY HISTORIC PRESERVATION CONSULTANT.
- U20 PROVIDE AND INSTALL NEW WIRE SHELVING THROUGHOUT.
- U21 PROVIDE DRYWALL INSTALLATION PER PLANS AND REPAIRS AS NEEDED, MATCH ADJACENT TEXTURE. INSTALL MOLD GUARD DRYWALL IN BATHROOMS, KITCHEN, & LAUNDRY ROOMS
- U22 REMOVE EXISTING FLOORING AND INSTALL NEW (WATERPROOF) VINYL PLANK FLOORING THROUGHOUT UNIT. WOOD GRAIN PATTERNS ARE NOT ACCEPTABLE AT GROUND FLOOR UNITS ONLY. SUBMIT SHOP DRAWINGS TO ARCHITECT FOR REVIEW
- U23 PROVIDE AND INSTALL KITCHEN CABINETS (BASE, WALL, GRANITE COUNTERTOPS OR EQUAL WITH UNDERMOUNT SINK) BOX AROUND RANGE HOOD EXHAUST DUCT, FINISH TO MATCH CABINETS
- U24 PROVIDE AND INSTALL BATH VANITIES (BASE, PLASTIC LAMINATE COUNTER TOP (OR EQUAL) W/ UNDER MOUNT SINK)
- U25 PROVIDE REFRIGERATOR (ENERGY STAR) (FROST-FREE) (ICE MAKER)
- U26 PROVIDE ALL ASSOCIATED TRADE WORK AS REQUIRED FOR A COMPLETE NEW DISHWASHER INSTALLATION
- U27 PROVIDE NEW FREESTANDING REAR CONTROL ELECTRIC RANGE @ TYPICAL UNITS. PROVIDE NEW RANGE WITH FRONT CONTROLS @ THE (1) UFAS UNIT (ALL RANGES TO BE SELF CLEANING AND INSTALLED WITH ANTI-TIP BRACKETS). INSTALL WALL SPLASH PROTECTORS AT RANGES (REAR WALL).
- U28 INSTALL MICROWAVES (RECIRCULATING STYLE MICROHOOD IN TYPICAL UNITS AND PROVIDE COUNTERTOP MICROWAVE IN (1) UFAS UNIT).

## ATTACHMENT NO.14 GENERAL NOTES

- A1 PROVIDE SHOWER HEADS WITH A MAXIMUM OF 2.5 GALLONS PER MINUTE FLOW RATE
- A2 PROVIDE AND INSTALL ENERGY STAR QUALIFIED APPLIANCES
- A3 PROVIDE AND INSTALL ENERGY STAR QUALIFIED HVAC EQUIPMENT
- A4 PROVIDE AND INSTALL LED LIGHTING THROUGHOUT THE ENTIRE DEVELOPMENT (UNITS, COMMON AREAS, PARKING LOTS, ETC.)
- A5 PROVIDE AND INSTALL ENERGY STAR QUALIFIED WINDOWS WITH LOW E GLASS.
- A6 USE ONLY LOW VOC PAINT THROUGHOUT THE DEVELOPMENT (COLORS BY OWNER AND HISTORIC PRESERVATION CONSULTANT)
- A7 PROVIDE AND INSTALL PROGRAMMABLE THERMOSTATS THROUGHOUT DEVELOPMENT
- A8 PROVIDE AND INSTALL MOLD GUARD DRYWALL IN THE BATHROOMS, KITCHEN, AND LAUNDRY ROOMS

## ATTACHMENT NO.12 GENERAL NOTES

- AB1 PROVIDE AND INSTALL CEILING FAN/LIGHT KITS IN EACH BEDROOM AND EACH LIVING ROOM
- AB2 INSTALL A SMOKE DETECTOR IN EACH BEDROOM AND EACH LIVING ROOM
- AB3 PROVIDE (5) 10'X10' PREMANUFACTURED ICC/NSA 500 OR FEMA STORM SHELTERS EQUIPPED WITH SELF CONTAINED PORTABLE CHEMICAL TOILETS AND SANITATION STATIONS, WITH BATTERY POWERED LIGHTING.
- AB4 PROVIDE AND INSTALL A NEW DISHWASHER IN EACH UNIT (MANUFACTURE AND COLOR PER OWNER)
- AB5 PROVIDE AND INSTALL NEW FITNESS CENTER (OWNER TO PROVIDE A MINIMUM OF TWO PIECES OF EQUIPMENT)
- AB6 PROVIDE WASHER AND DRYER HOOKUPS AND NEW WASHERS & DRYERS AS INDICATED.

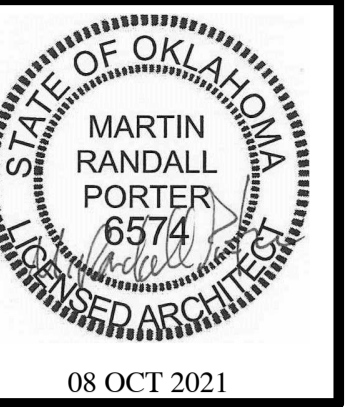
## ACCESSIBILITY KEYNOTES

- AC01 PROVIDE AND INSTALL NEW WALL CAVITY WOOD BLOCKING WHERE REQUIRED TO FIRMLY SECURE WALL MOUNTED GRAB BARS AT TOILET AND SHOWER.
- AC02 INSTALL GRAB BARS AT TOILET AND SHOWER.
- AC03 PROVIDE AND INSTALL TRAP WRAP FOR ALL EXPOSED UNDERCOUNTER WATER AND WASTE LINES
- AC04 PROVIDE GENERAL DEMO/CONSTRUCTION FOR REQUIRED ACCESSIBLE CLEARANCES
- AC05 INSTALL NEW ACCESSIBLE ROLL-IN SHOWER, SHOWER HEAD WITH ON/OFF PUSH BUTTON CONTROL, 60" FLEX HOSE WITH 24" SLIDE BAR. BOTTOM OF SLIDE BAR SHALL BE MOUNTED 48" MAX. A.F.F.
- AC06 INSTALL INTERCONNECTED HARDWIRED SMOKE/STROBE DETECTORS W/ SEALED BATTERY BACK-UP @ (1) UFAS UNIT & (1) AVY UNIT
- AC07 INSTALL NEW RANGE HOOD W/ SEPARATE REMOTE SWITCHES FOR HOOD FAN/LIGHT
- AC08 INSTALL SEPARATE SPEED CONTROL SWITCH FOR LIVING ROOM AND BEDROOM CEILING FANS IN (1) UFAS UNIT
- AC09 PROVIDE AND INSTALL NEW ELECTRICAL SUB PANEL SO THAT THE TOP SWITCH IS BELOW 48" A.F.F.
- AC10 PROVIDE AND INSTALL KITCHEN CABINETS WITH UFAS COMPLIANT CABINETRY. SEE DETAILS (BASE, WALL, GRANITE COUNTER)
- AC11 PROVIDE AND INSTALL NEW PLASTIC LAMINATE APRON AND ACCESSIBLE SINK W/ PIPE WRAP, SHUT OFFS AND LEVER FAUCET.
- AC12 PROVIDE AND INSTALL UFAS/ADA COMPLIANT THRESHOLDS WITH MAXIMUM 1:2 SLOPE AND MAX HEIGHT OF 1/2"

WORK SHOULD NOT BEGIN UNTIL THE PHASE III REPORT(S) HAVE BEEN PROVIDED AND REVIEWED BY THE CONTRACTOR.

NOTES:  
CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND MEASUREMENTS.

MITIGATE ANY HAZARDOUS MATERIALS (ASBESTOS, LEAD-BASED PAINT, ETC.) THAT IS IDENTIFIED IN THE OWNER PROVIDED ENVIRONMENTAL REPORT.



MARCUS GARVEY HARMONY APARTMENTS  
OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA



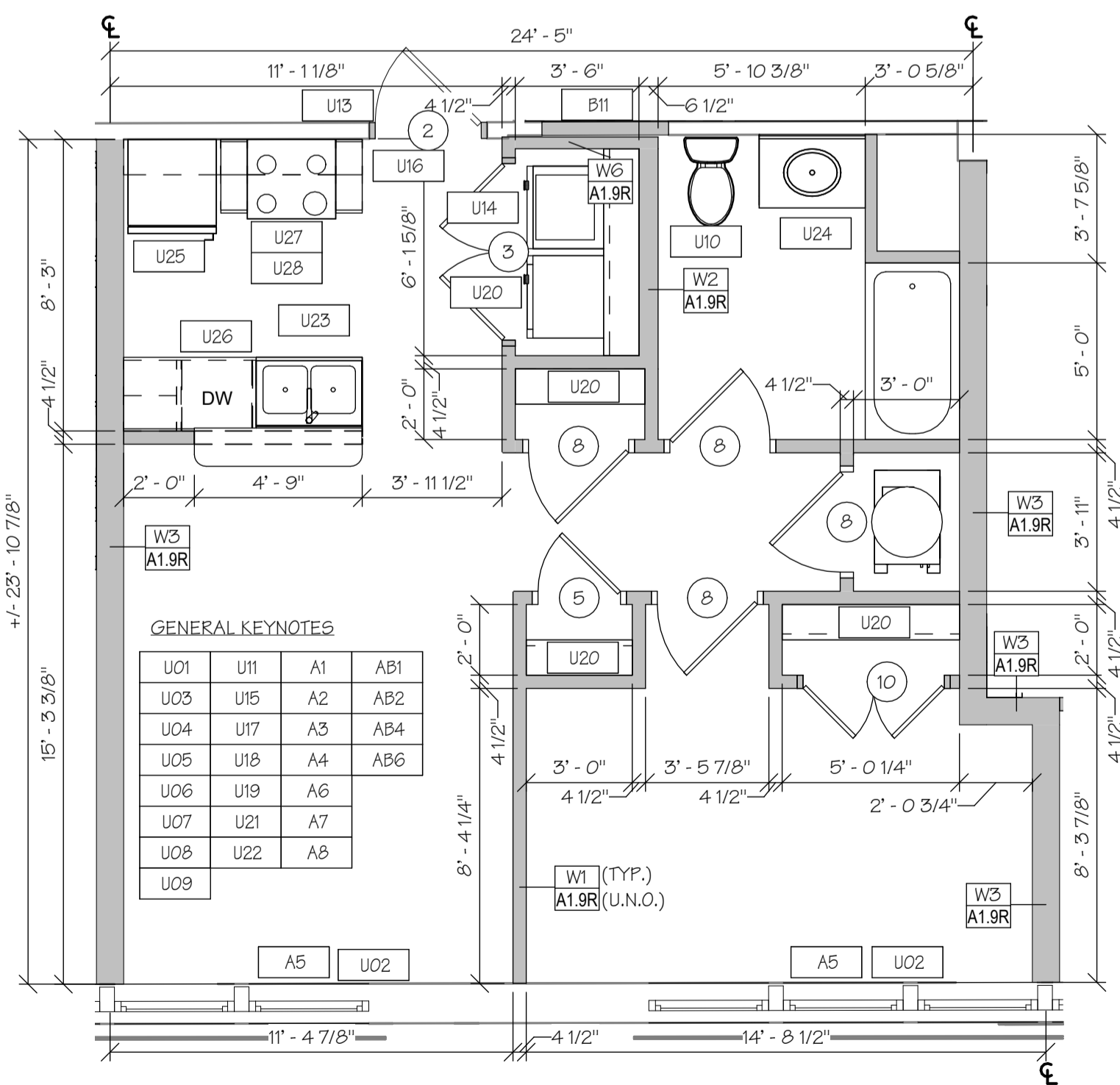
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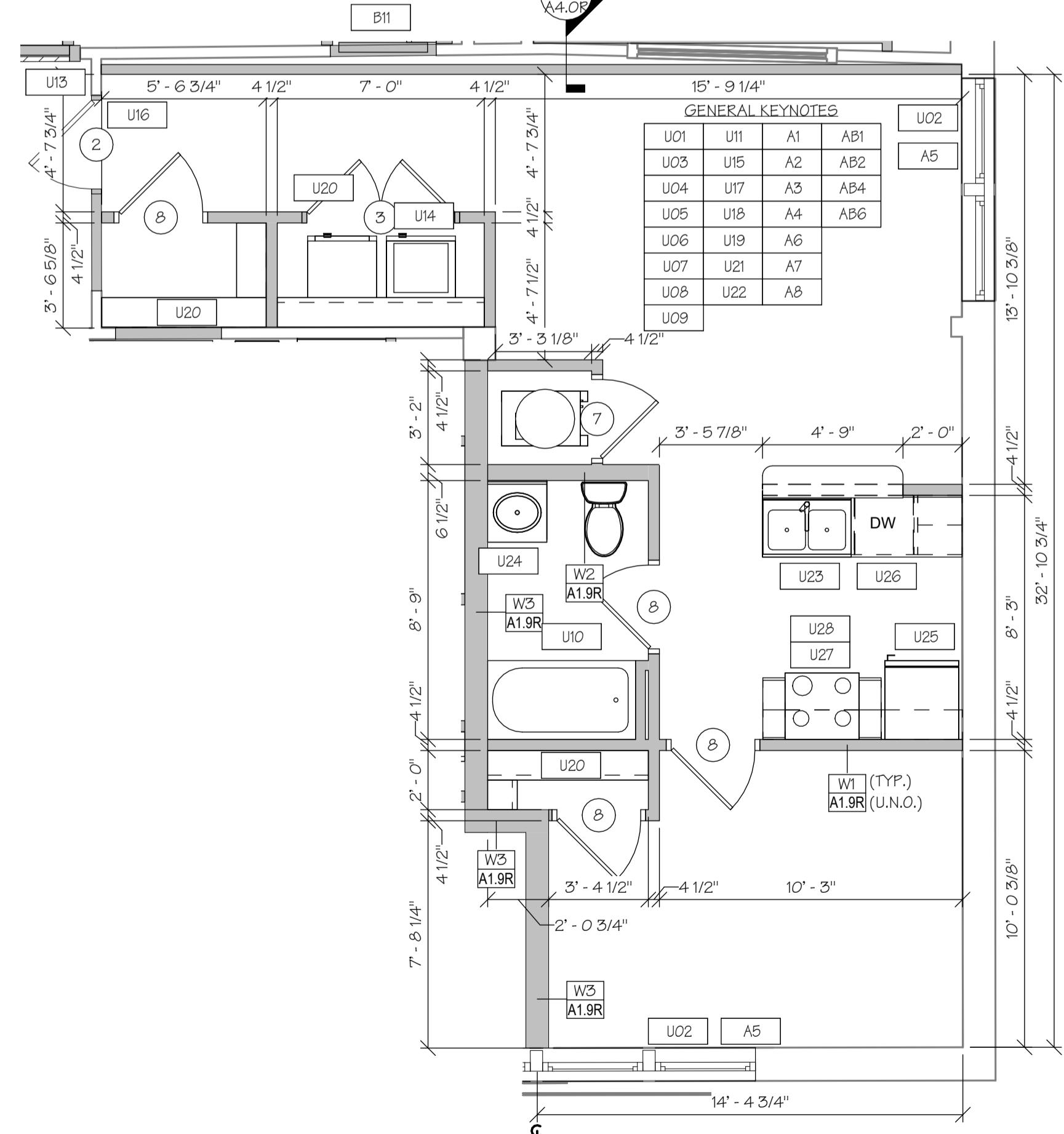
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REFERENCE SHEET SCL0R FOR ALL KEYNOTES



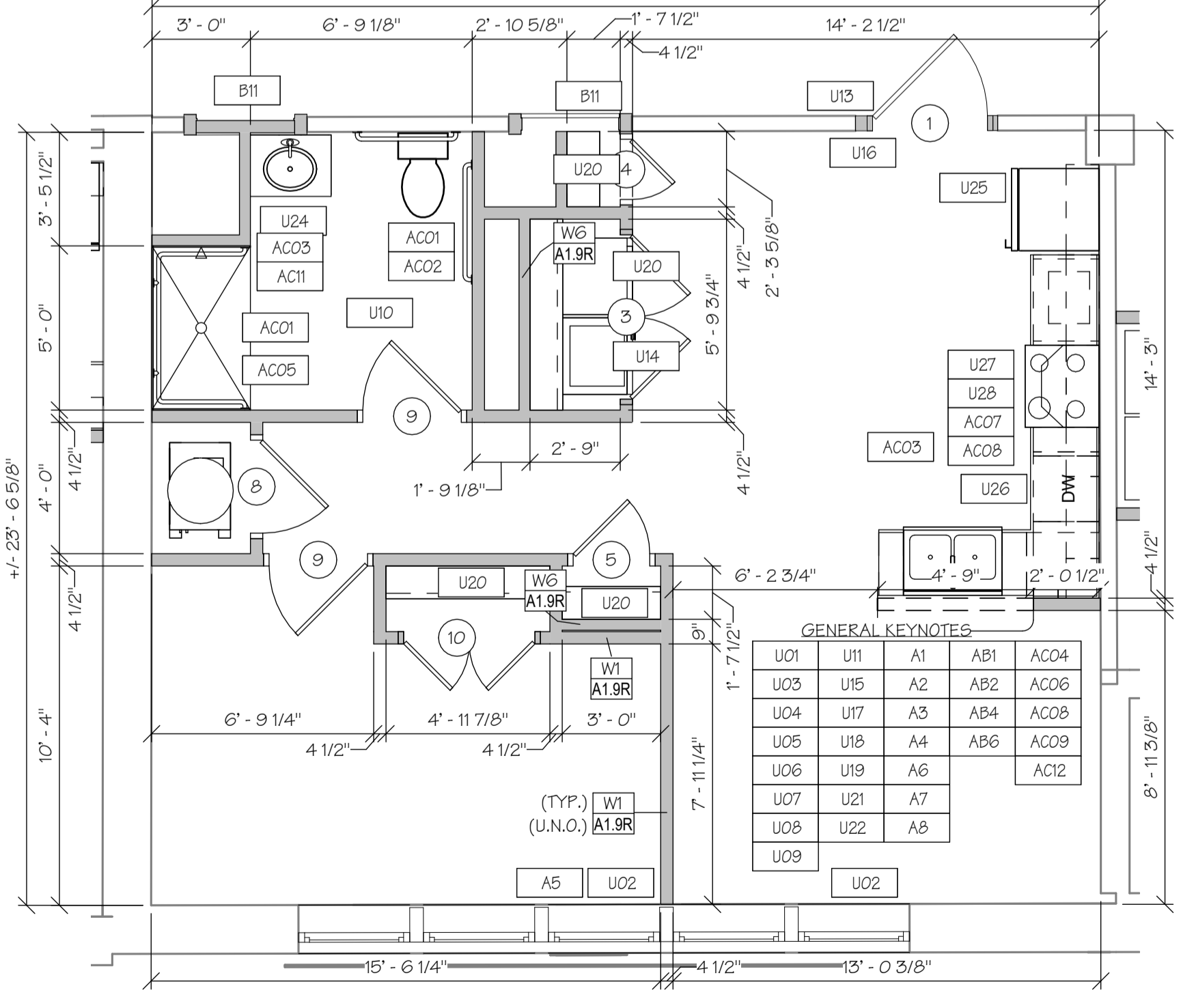
1 1-BR-I UNIT 209 RENO PLAN

SCALE: 1/4" = 1'-0"



2 1-BR-J UNIT 210 RENO PLAN

SCALE: 1/4" = 1'-0"



3 ACC. 1-BR UNIT 107 RENO PLAN

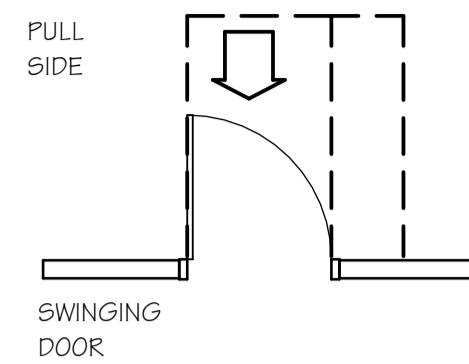
SCALE: 1/4" = 1'-0"

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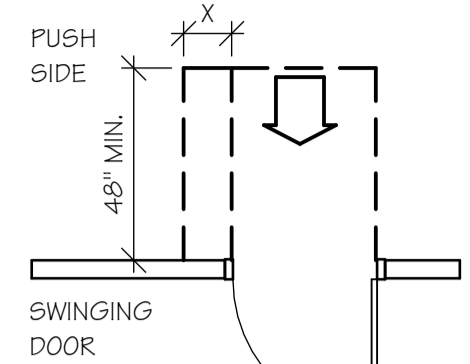
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# MANEUVERING CLEARANCES AT DOORS PER UFAS

NOTE: WHERE ANY OBSTRUCTION WITHIN 18 INCHES OF THE LATCH SIDE OF A DOORWAY PROJECTS MORE THAN 8 INCHES BEYOND THE FACE OF THE DOOR, MEASURED PERPENDICULAR TO THE FACE OF THE DOOR, MANEUVERING CLEARANCES FOR A FORWARD APPROACH SHALL BE PROVIDED.

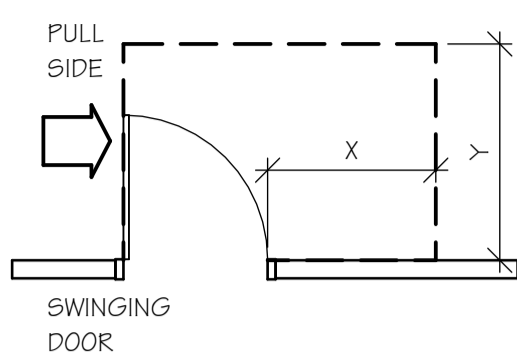


4.13.6 FIG. 25(a) FRONT APPROACH - PULL SIDE



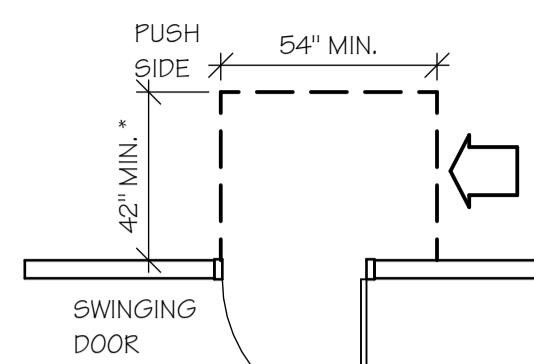
4.13.6 FIG. 25(a) FRONT APPROACH - PUSH SIDE

NOTE: X = 12" MIN IF DOOR HAS BOTH A CLOSER AND LATCH



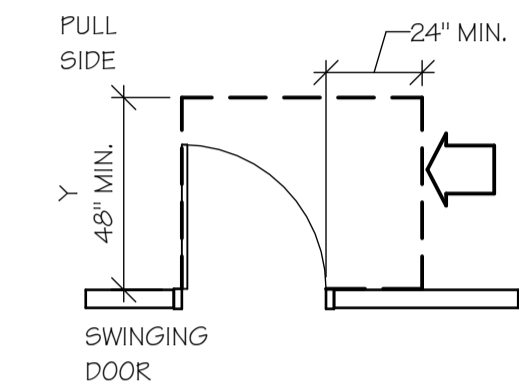
4.13.6 FIG. 25(b) HINGE APPROACH - PULL SIDE X = 36" MIN AND Y = 60" MIN

4.13.6 FIG. 25(b) HINGE APPROACH - PULL SIDE X = 42" MIN AND Y = 54" MIN



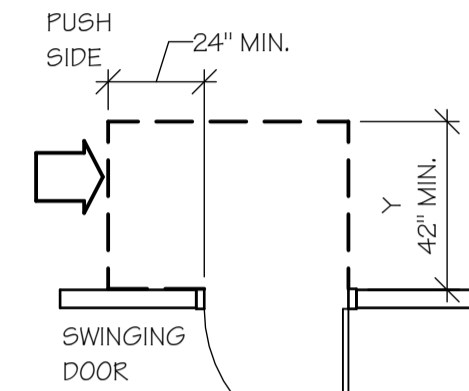
4.13.6 FIG. 25(b) HINGE APPROACH - PUSH SIDE

\* 48" MIN IF BOTH CLOSER AND LATCH PROVIDED.



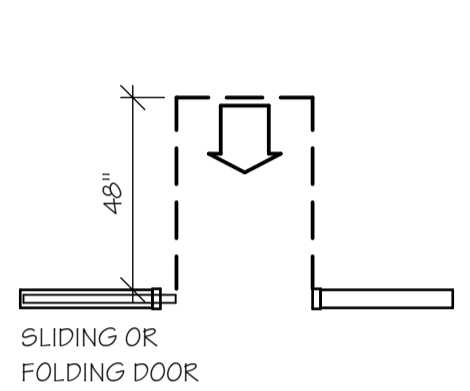
4.13.6 FIG. 25(c) LATCH APPROACH - PULL SIDE

NOTE: Y = 54" MIN IF DOOR HAS A CLOSER

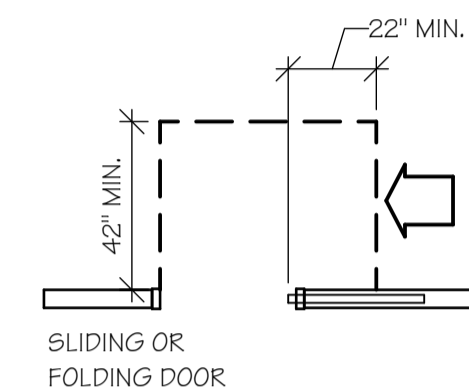


4.13.6 FIG. 25(c) LATCH APPROACH - PUSH SIDE

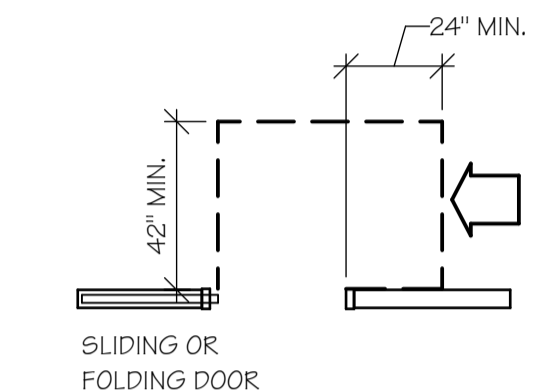
NOTE: Y = 48" MIN IF DOOR HAS A CLOSER



4.13.6 FIG. 25(d) FRONT APPROACH

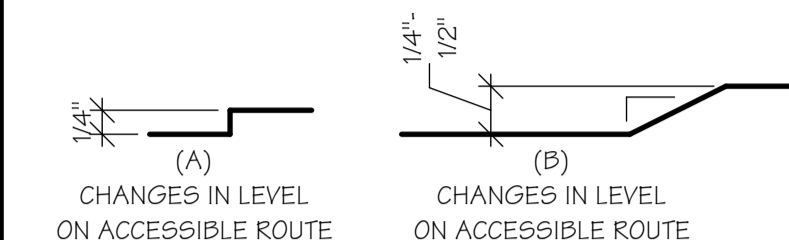


4.13.6 FIG. 25(e) POCKET OR HINGE ("SLIDE SIDE") APPROACH



4.13.6 FIG. 25(f) STOP OR LATCH APPROACH

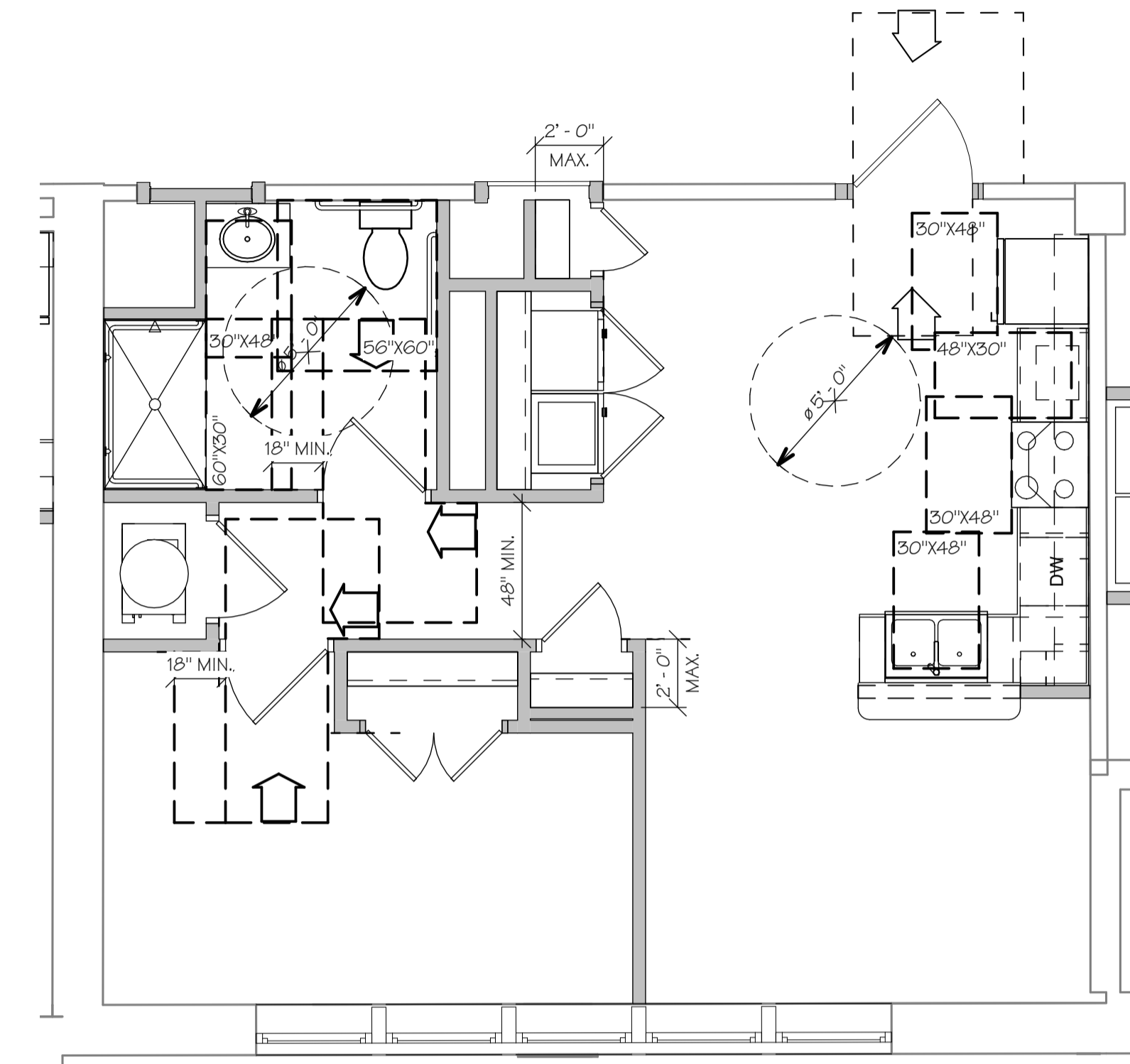
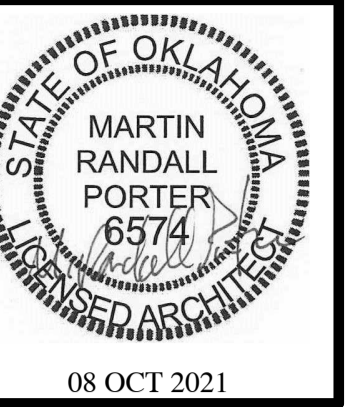
# CHANGES IN LEVEL ON AN ACCESSIBLE ROUTE



NOTE: STAIRS SHALL NOT BE PART OF AN ACCESSIBLE ROUTE.

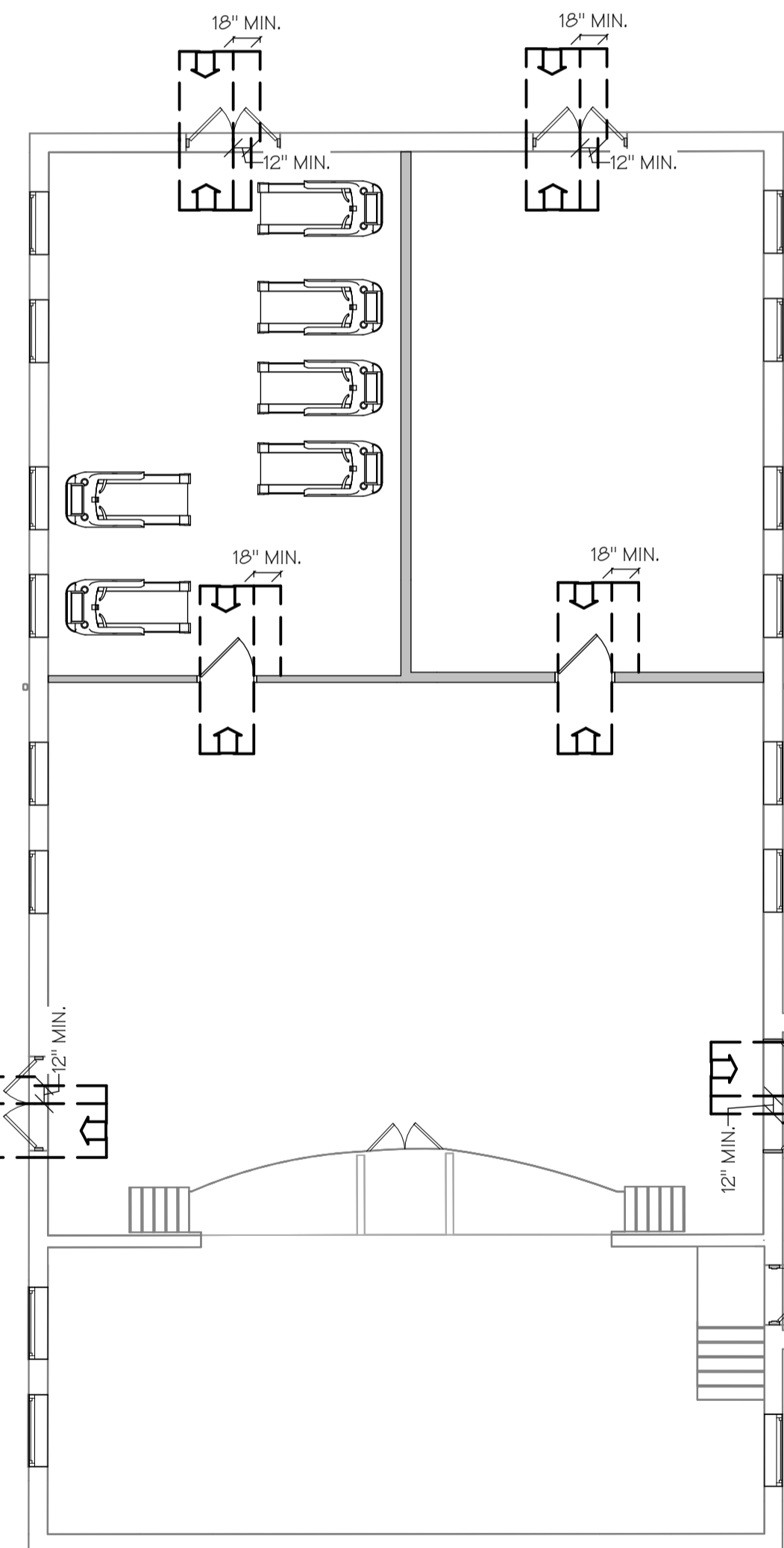
WORK SHOULD NOT BEGIN UNTIL THE PHASE I/II REPORT(S) HAVE BEEN PROVIDED AND REVIEWED BY THE CONTRACTOR.

**NOTES:**  
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MITIGATE ANY HAZARDOUS MATERIALS (ASBESTOS, LEAD-BASED PAINT, ETC.) THAT IS IDENTIFIED IN THE OWNER PROVIDED ENVIRONMENTAL REPORT.



1 ACC. 1-BR UNIT 107 MANEUVERING CLEARANCE PLAN  
A1.8R SCALE: 1/4" = 1'-0"

REFERENCE SHEET SCL0R FOR ALL KEYNOTES



2 FIRST FLOOR MANUEVERING CLEARANCE PLAN  
A1.8R SCALE: 1/8" = 1'-0"

JURISDICTION APPROVAL

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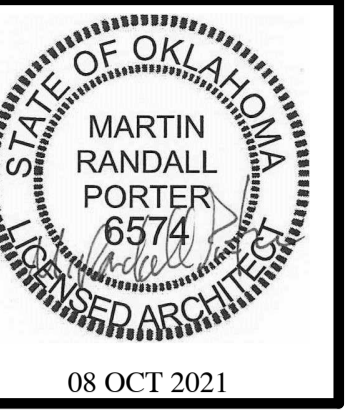
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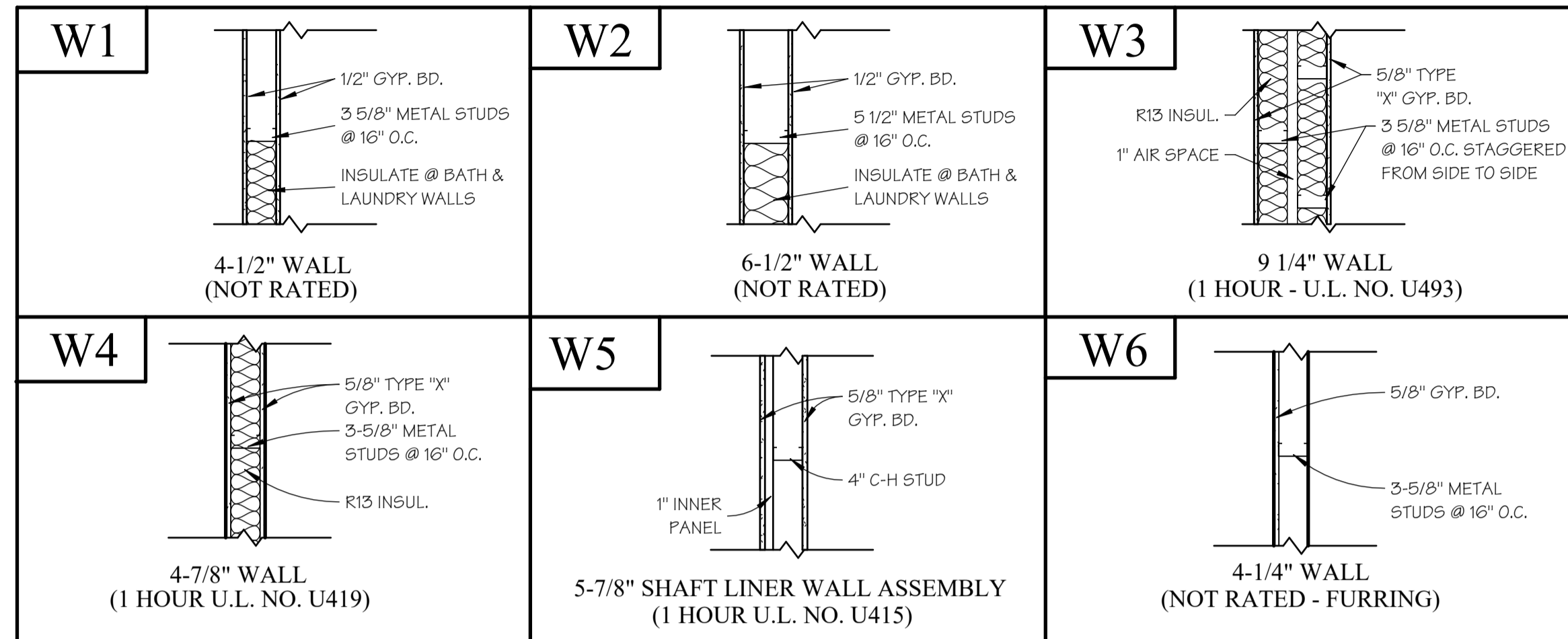
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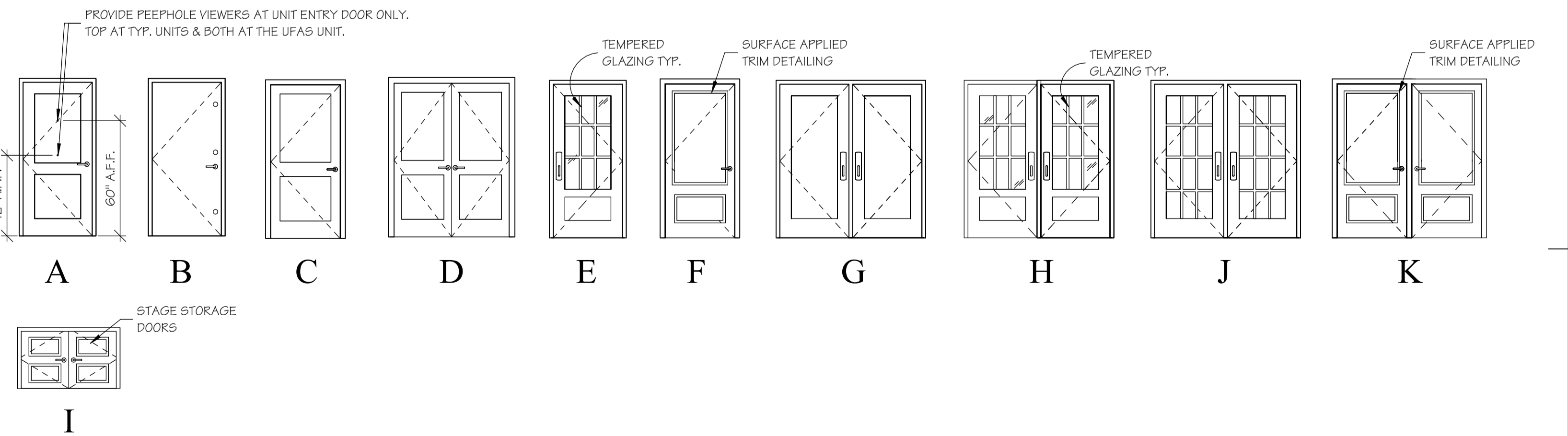
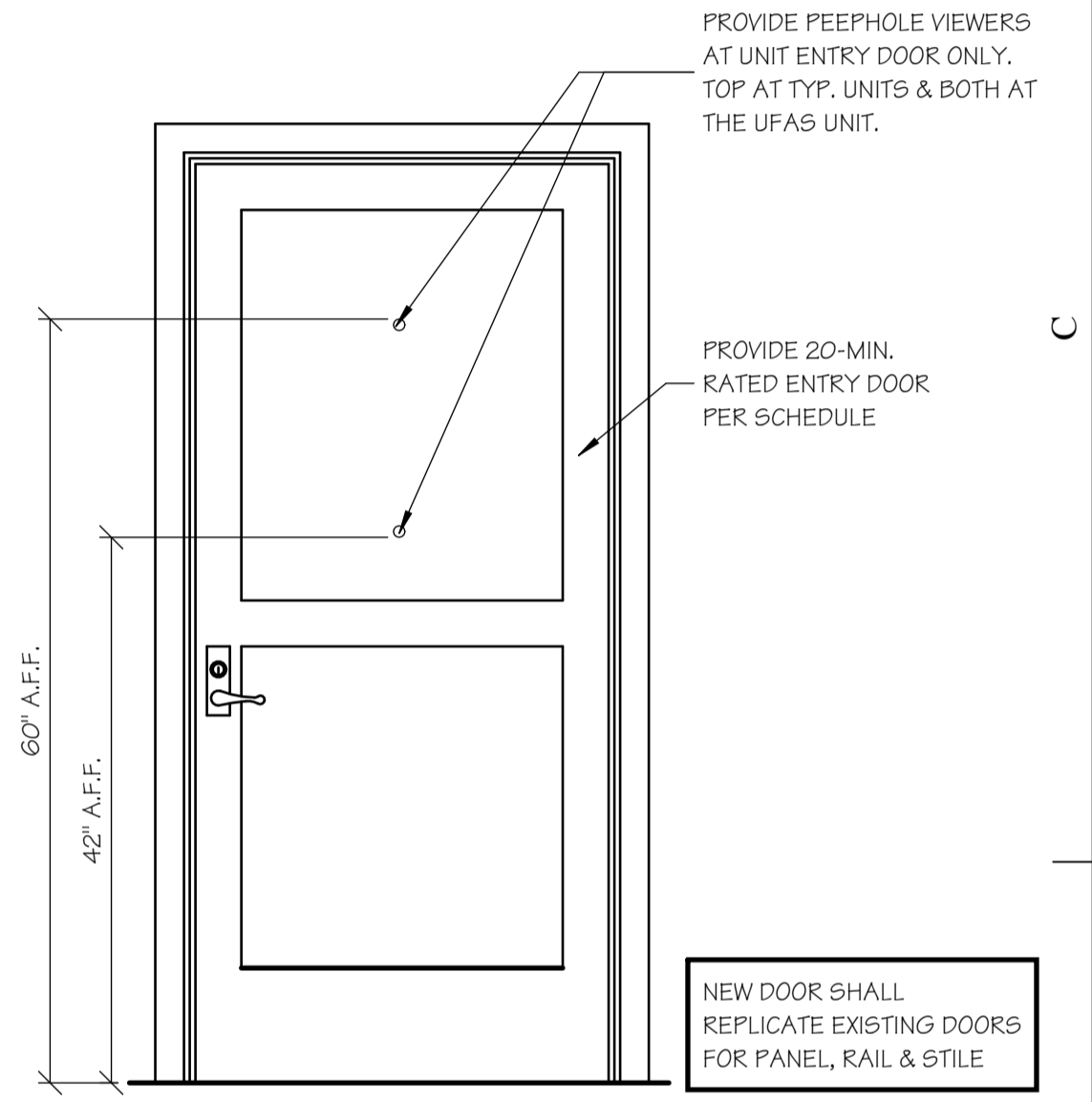
### WALL TYPES



COMMON AREA DOOR SCHEDULE					
ALL DOORS/FRAMES/HARDWARE SHALL BE REVIEWED & APPROVED BY OWNER/HISTORIC PRESERVATION CONSULTANT.					
SUPPLIER/CONTRACTOR TO VERIFY ALL DOOR SIZES PRIOR TO PROCUREMENT.					
MARK	SIZE	ELEV.	PANEL MATL.	DESCRIPTION	
B1	3'-0" x 6'-8" x 1 3/4"	F	INSULATED STEEL	EXTERIOR, (2) PANEL W/ CLOSER & WEATHER STRIPPING	
B2	3'-0" x 6'-8" x 1 3/8"	B	HOLLOW STEEL	INTERIOR, FLUSH PANEL	
101	P.R. 2'-2" x 2'-8" x 1 3/8"	I	WD	INTERIOR, 2-PANEL - STAGE STORAGE	
102	3'-0" x 6'-8" x 1 3/8"	C	WD	INTERIOR, 2-PANEL W/ CLOSER	
103	P.R. 3'-0" x 6'-8" x 1 3/8"	D	WD	INTERIOR, 2-PANEL W/ CLOSER	
104	3'-0" x 6'-8" x 1 3/4"	F	INSULATED STEEL	EXTERIOR, 9 LITE W/ ACCESSIBLE THRESHOLD, PANIC HARDWARE, CLOSER & WEATHERSTRIPPING	
105	P.R. 3'-2" x 6'-8" x 1 3/4"	H	INSULATED ALUMINUM	EXTERIOR, 9 LITE W/ ACCESSIBLE THRESHOLD, PANIC HARDWARE, CLOSER, WEATHERSTRIPPING	
106	3'-0" x 6'-8" x 1 3/4"	A	WD	20-MIN. RATED INTERIOR SELF CLOSING 2-PANEL W/ ACCESSIBLE HARDWARE/ THRESHOLD & SMOKE GASKETING	
107	3'-0" x 6'-8" x 1 3/4"	A	WD	20-MIN. RATED INTERIOR SELF CLOSING 2-PANEL W/ ACCESSIBLE HARDWARE/ THRESHOLD & SMOKE GASKETING	
108	3'-0" x 6'-8" x 1 3/4"	A	WD	20-MIN. RATED INTERIOR SELF CLOSING 2-PANEL W/ ACCESSIBLE HARDWARE/ THRESHOLD & SMOKE GASKETING	
109	P.R. 2'-6" x 6'-8" x 1 3/4"	D	WD	FIXED IN PLACE NO OPERATING HARDWARE	
110	3'-0" x 6'-8" x 1 3/4"	C	WD	FIXED IN PLACE NO OPERATING HARDWARE	
111	3'-0" x 6'-8" x 1 3/4"	A	WD	20-MIN. RATED INTERIOR SELF CLOSING 2-PANEL W/ ACCESSIBLE HARDWARE/ THRESHOLD & SMOKE GASKETING	
112	3'-0" x 6'-8" x 1 3/4"	A	WD	20-MIN. RATED INTERIOR SELF CLOSING 2-PANEL W/ ACCESSIBLE HARDWARE/ THRESHOLD & SMOKE GASKETING	
113	3'-0" x 6'-8" x 1 3/4"	C	WD	FIXED IN PLACE NO OPERATING HARDWARE	
114	3'-0" x 6'-8" x 1 3/4"	A	WD	20-MIN. RATED INTERIOR SELF CLOSING 2-PANEL W/ ACCESSIBLE HARDWARE/ THRESHOLD & SMOKE GASKETING	
115	3'-0" x 6'-8" x 1 3/4"	C	WD	FIXED IN PLACE NO OPERATING HARDWARE	
116	3'-0" x 6'-8" x 1 3/4"	A	WD	20-MIN. RATED INTERIOR SELF CLOSING 2-PANEL W/ ACCESSIBLE HARDWARE/ THRESHOLD & SMOKE GASKETING	
117	3'-0" x 6'-8" x 1 3/4"	C	INSULATED STEEL	INTERIOR 2-PANEL, ACCESSIBLE HARDWARE/THRESHOLD, SELF-CLOSING, WEATHERSTRIPPING, SELF-LOCKING	
118	2'-6" x 6'-8" x 1 3/4"	C	WD	INTERIOR 2-PANEL	
119	3'-0" x 6'-8" x 1 3/4"	C	WD	FIXED IN PLACE NO OPERATING HARDWARE	
120	P.R. 3'-0" x 6'-8" x 1 3/4"	H	INSULATED STEEL	EXTERIOR 2-PANEL, 9-LITE, ACCESSIBLE HARDWARE/THRESHOLD, PANIC HARDWARE, CLOSERS, WEATHERSTRIPPING	
121	3'-0" x 6'-8" x 1 3/4"	C	WD	FIXED IN PLACE NO OPERATING HARDWARE	
122	P.R. 3'-0" x 6'-8" x 1 3/4"	H	INSULATED STEEL	EXTERIOR 2-PANEL, 9-LITE, ACCESSIBLE HARDWARE/THRESHOLD, PANIC HARDWARE, CLOSERS, WEATHERSTRIPPING	
123	3'-0" x 6'-8" x 1 3/4"	A	WD	20-MIN. RATED INTERIOR SELF CLOSING 2-PANEL W/ ACCESSIBLE HARDWARE/ THRESHOLD & SMOKE GASKETING	
124	3'-0" x 6'-8" x 1 3/4"	A	WD	20-MIN. RATED INTERIOR SELF CLOSING 2-PANEL W/ ACCESSIBLE HARDWARE/ THRESHOLD & SMOKE GASKETING	
125	3'-0" x 6'-8" x 1 3/4"	A	WD	20-MIN. RATED INTERIOR SELF CLOSING 2-PANEL W/ ACCESSIBLE HARDWARE/ THRESHOLD & SMOKE GASKETING	
126	P.R. 3'-0" x 6'-8" x 1 3/4"	J	INSULATED ALUMINUM	FIXED IN PLACE NO OPERATING HARDWARE, 12 LITE	
127	3'-0" x 6'-8" x 1 3/4"	C	WD	FIXED IN PLACE NO OPERATING HARDWARE	
128	P.R. 1'-6" x 6'-8" x 1 3/4"	K	INSULATED STEEL	ALARMED EXTERIOR 2-PANEL, SELF-CLOSING, SELF-LOCKING, WEATHERSTRIPPING	
129	P.R. 1'-6" x 6'-8" x 1 3/4"	K	INSULATED STEEL	ALARMED EXTERIOR 2-PANEL, SELF-CLOSING, SELF-LOCKING, WEATHERSTRIPPING	
130	P.R. 1'-6" x 6'-8" x 1 3/4"	G	INSULATED ALUMINUM	ALARMED EXTERIOR SINGLE PANEL, ACCESSIBLE HARDWARE/THRESHOLD, PANIC HARDWARE, CLOSER, SELF-LOCKING, WEATHERSTRIPPING	
131	3'-0" x 6'-8" x 1 3/8"	E	WD	INTERIOR 9-LITE, ACCESSIBLE HARDWARE, CLOSER	
132	3'-0" x 6'-8" x 1 3/8"	C	WD	20-MIN. RATED INTERIOR 2-PANEL, ACCESSIBLE HARDWARE/THRESHOLD, SELF-LOCKING, CLOSER, SMOKE GASKETING	
201	3'-0" x 6'-8" x 1 3/4"	A	WD	20-MIN. RATED INTERIOR SELF CLOSING 2-PANEL W/ ACCESSIBLE HARDWARE/ THRESHOLD & SMOKE GASKETING	
202	3'-0" x 6'-8" x 1 3/4"	A	WD	20-MIN. RATED INTERIOR SELF CLOSING 2-PANEL W/ ACCESSIBLE HARDWARE/ THRESHOLD & SMOKE GASKETING	
203	3'-0" x 6'-8" x 1 3/4"	A	WD	20-MIN. RATED INTERIOR SELF CLOSING 2-PANEL W/ ACCESSIBLE HARDWARE/ THRESHOLD & SMOKE GASKETING	
204	3'-0" x 6'-8" x 1 3/4"	A	WD	20-MIN. RATED INTERIOR SELF CLOSING 2-PANEL W/ ACCESSIBLE HARDWARE/ THRESHOLD & SMOKE GASKETING	
205	3'-0" x 6'-8" x 1 3/4"	A	WD	20-MIN. RATED INTERIOR SELF CLOSING 2-PANEL W/ ACCESSIBLE HARDWARE/ THRESHOLD & SMOKE GASKETING	
206	3'-0" x 6'-8" x 1 3/4"	A	WD	20-MIN. RATED INTERIOR SELF CLOSING 2-PANEL W/ ACCESSIBLE HARDWARE/ THRESHOLD & SMOKE GASKETING	
207	3'-0" x 6'-8" x 1 3/4"	C	WD	FIXED IN PLACE NO OPERATING HARDWARE	
208	P.R. 2'-6" x 6'-8" x 1 3/4"	D	WD	FIXED IN PLACE NO OPERATING HARDWARE	
209	3'-0" x 6'-8" x 1 3/4"	C	WD	FIXED IN PLACE NO OPERATING HARDWARE	
210	3'-0" x 6'-8" x 1 3/4"	A	WD	20-MIN. RATED INTERIOR SELF CLOSING 2-PANEL W/ ACCESSIBLE HARDWARE/ THRESHOLD & SMOKE GASKETING	
211	3'-0" x 6'-8" x 1 3/4"	A	WD	20-MIN. RATED INTERIOR SELF CLOSING 2-PANEL W/ ACCESSIBLE HARDWARE/ THRESHOLD & SMOKE GASKETING	
212	3'-0" x 6'-8" x 1 3/4"	A	WD	20-MIN. RATED INTERIOR SELF CLOSING 2-PANEL W/ ACCESSIBLE HARDWARE/ THRESHOLD & SMOKE GASKETING	
213	2'-6" x 6'-8" x 1 3/4"	C	WD	FIXED IN PLACE NO OPERATING HARDWARE	
214	3'-0" x 6'-8" x 1 3/4"	A	WD	20-MIN. RATED INTERIOR SELF CLOSING 2-PANEL W/ ACCESSIBLE HARDWARE/ THRESHOLD & SMOKE GASKETING	

DOOR NOTES	
1) ALL DOORS TO HAVE LEVER HANDLES.	
2) ENTRY DOORS SHALL COMPLY WITH ANSI A117.1 ACCESSIBILITY REQUIREMENTS.	
3) PROVIDE THRESHOLD AT ALL ENTRY DOORS WHICH ARE 1/2" HIGH MAX., 1:2 SLOPE.	

UNIT DOOR SCHEDULE					
ALL DOORS/FRAMES/HARDWARE SHALL BE REVIEWED & APPROVED BY OWNER/HISTORIC PRESERVATION CONSULTANT.					
SUPPLIER/CONTRACTOR TO VERIFY ALL DOOR SIZES PRIOR TO PROCUREMENT.					
AT ALL UNIT ENTRY DOORS COORDINATE INSTALLATION OF RING VIDEO DOOR BELL SYSTEM.					
TYPE MARK	SIZE	ELEV.	PANEL MATL.	DESCRIPTION	
1	3'-0" x 6'-8" x 1 3/4"	A	WD	20-MIN RATED INTERIOR SELF CLOSING 2-PANEL W/ ACCESSIBLE HARDWARE/THRESHOLD & SMOKE GASKETING	
2	3'-0" x 6'-8" x 1 3/4"	A	WD	20-MIN RATED INTERIOR SELF CLOSING 2-PANEL W/ ACCESSIBLE HARDWARE/THRESHOLD & SMOKE GASKETING	
3	P.R. 2'-6" x 6'-8" x 1 3/8"	D	WD	INTERIOR 2-PANEL	
4	1'-10" x 6'-8" x 1 3/8"	C	WD	INTERIOR 2-PANEL	
5	2'-4" x 6'-8" x 1 3/8"	C	WD	INTERIOR 2-PANEL	
6	2'-6" x 6'-8" x 1 3/8"	C	WD	INTERIOR 2-PANEL	
7	2'-8" x 6'-8" x 1 3/8"	C	WD	INTERIOR 2-PANEL	
8	2'-10" x 6'-8" x 1 3/8"	C	WD	INTERIOR 2-PANEL	
9	3'-0" x 6'-8" x 1 3/8"	C	WD	INTERIOR 2-PANEL	
10	P.R. 2'-0" x 6'-8" x 1 3/8"	D	WD	INTERIOR 2-PANEL	



**JURISDICTION APPROVAL**

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**MARCUS GARVEY HARMONY APARTMENTS**  
 OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA

**Wallace**  
 ARCHITECTS L.L.C.  
 Columbia, MO  
 P. 573-258-7200  
 WALLACE ARCHITECTS, LLC

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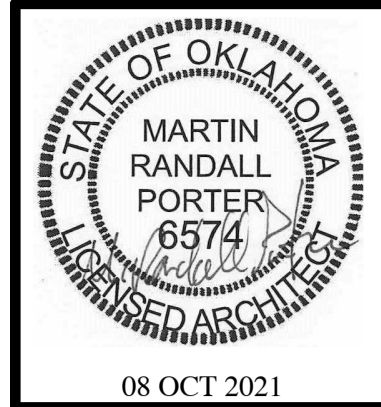
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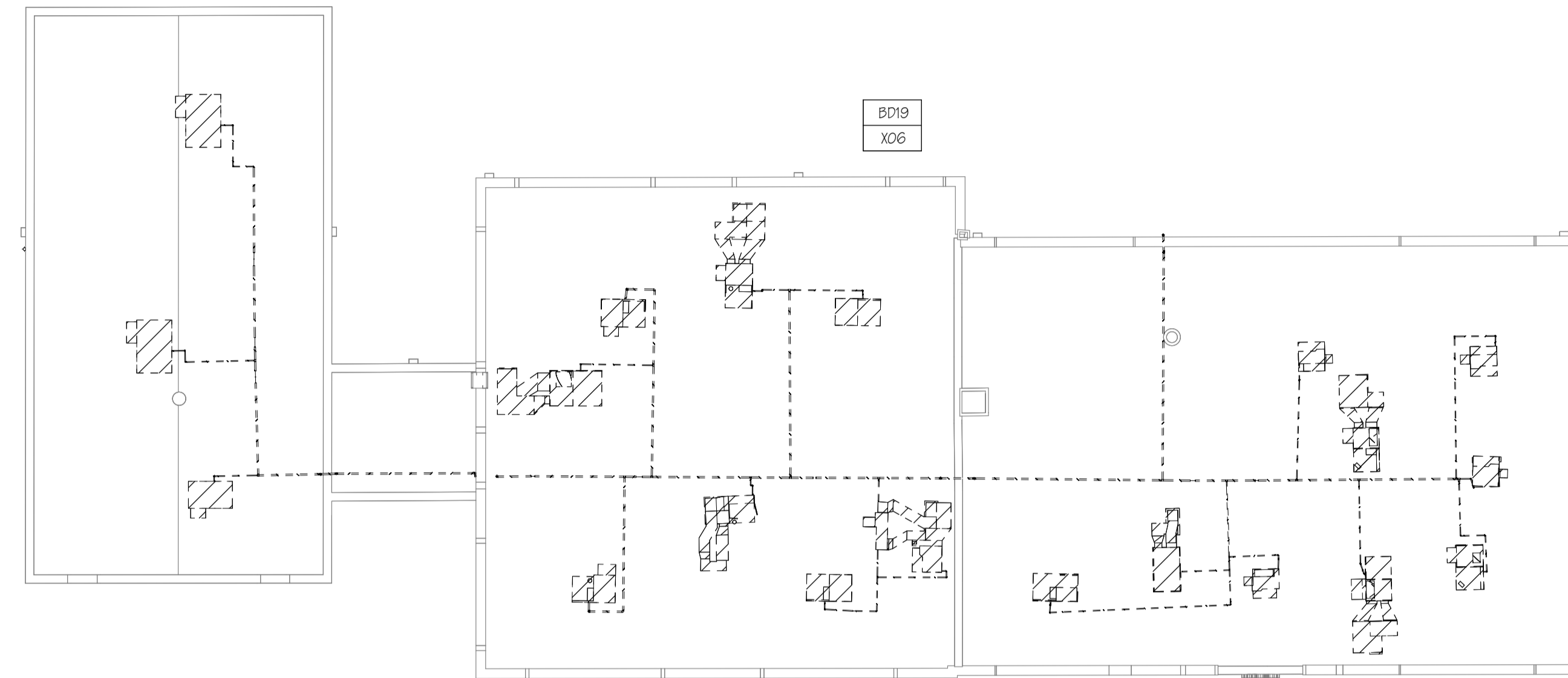
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NOTES:  
CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND MEASUREMENTS.  
  
MITIGATE ANY HAZARDOUS MATERIALS (ASBESTOS, LEAD-BASED PAINT, ETC.) THAT IS IDENTIFIED IN THE OWNER PROVIDED ENVIRONMENTAL REPORT.



GENERAL NOTES:  
COORDINATE ROOFING REMOVAL AND REPLACEMENT W/ MEP FOR RTU'S, VENT AND OTHER PENETRATIONS REMAINING, NEW OR INFILLED.

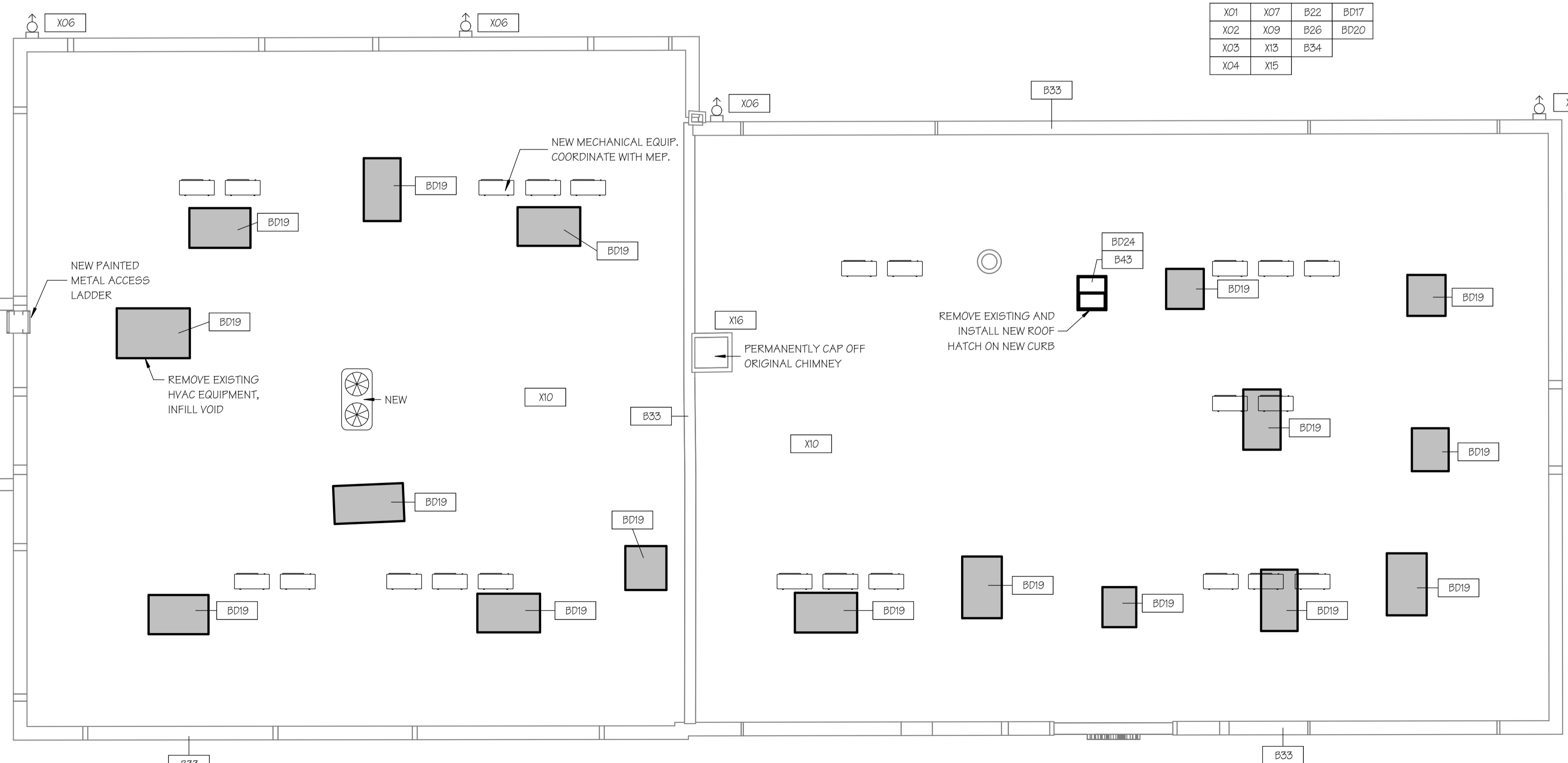
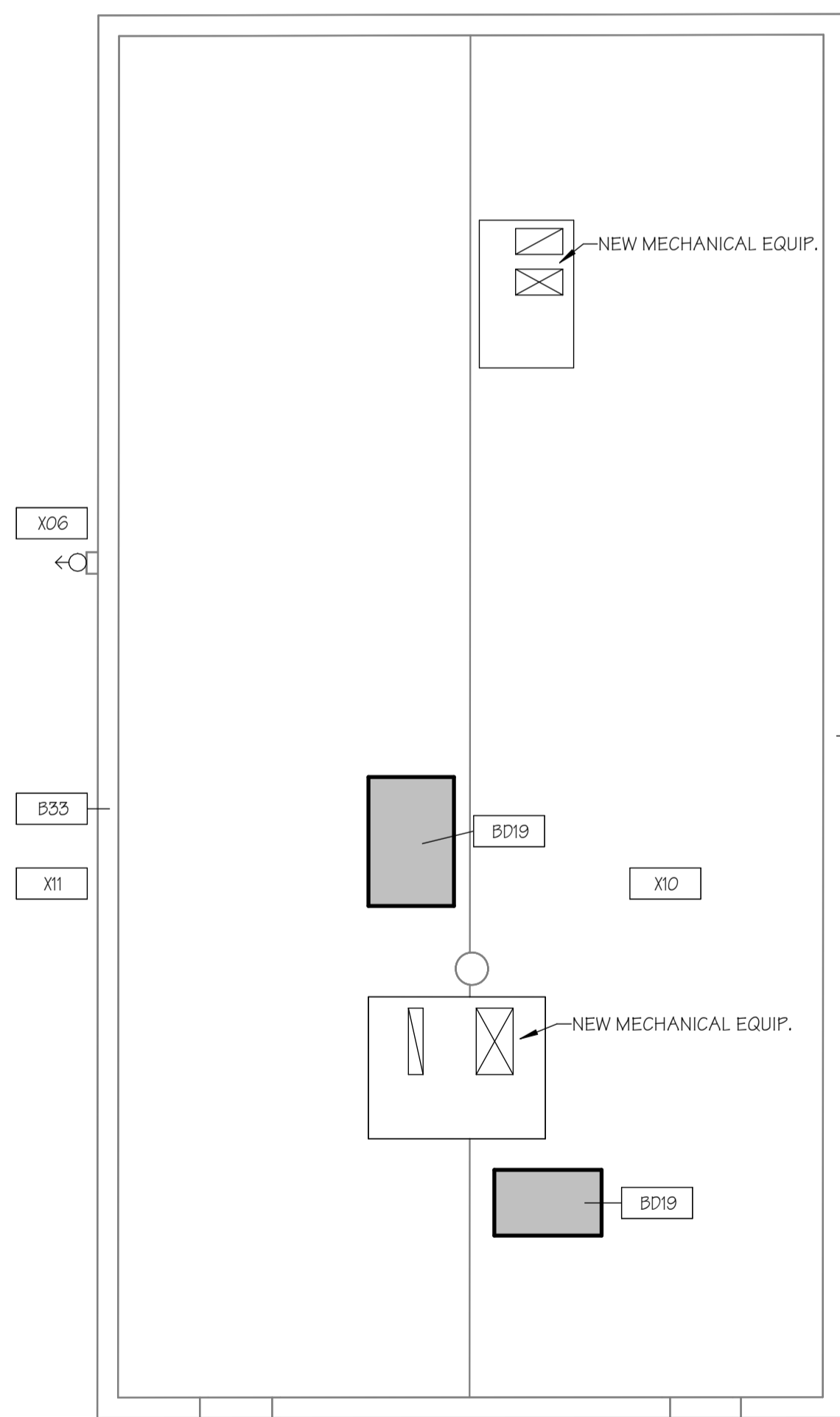
REFERENCE SHEET SCLOR FOR ALL KEYNOTES



1  
A2.0R SCALE: 1/16" = 1'-0"

GENERAL KEYNOTES

X01	X07	B22	B017
X02	X09	B26	B020
X03	X13	B34	
X04	X15		



2  
A2.0R SCALE: 1/16" = 1'-0"

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MARCUS GARVEY HARMONY APARTMENTS  
OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA

Wallace ARCHITECTS L.L.C.  
Columbia, MO  
P 573-258-7200

ISSUE SET

# EXTERIOR BUILDING REHABILITATION KEYNOTES

- X01 CLEAN EXISTING EXTERIOR MASONRY AT ALL ELEVATIONS, INCLUDING BUT NOT LIMITED TO VISIBLE EXTERIOR BRICKWORK AND STONEMASONRY, IN A MANNER CONSISTENT WITH NATIONAL PARK SERVICE PUBLISHED PRESERVATION BRIEFS. DO NOT DAMAGE OR ALTER THE PHYSICAL CHARACTERISTICS OF THE MASONRY SURFACES. WATER PRESSURE SHALL BE AS LOW AS POSSIBLE AND SHALL NOT EXCEED 350 PSI. PROVIDE MINIMUM 9 SF MOCK-UP PANEL OF CLEANED AREA FOR INSPECTION AND APPROVAL BY HISTORIC PRESERVATION SPECIALIST. PROVIDE AS MANY MOCK-UP PANELS AS NEEDED TO DEMONSTRATE VARIOUS CLEANING MATERIALS AND PRESSURES CONSIDERED AND TO GAIN APPROVAL BEFORE PROCEEDING WITH OVERALL CLEANING OPERATIONS. SUBMIT PROPOSED CLEANING MATERIALS AND DESCRIPTION OF PROCEDURE FOR REVIEW AND APPROVAL. (SHALL BE PERFORMED AFTER TUCKPOINTING IS COMPLETED.)
- X02 REMOVE EXISTING ABANDONED FASTENERS AND PENETRATIONS, SUCH AS METAL WALL ANCHORS AND SIMILAR FASTENERS, PATCH HOLES WITH TYPE N MORTAR TO MATCH EXISTING.
- X03 CLEAN, REPAIR/REPLACE DAMAGED MASONRY UNITS, AND RE-POINT EXISTING BRICK AND STONE WORK (ESTIMATED AT 100 BRICK AND MORTAR REPLACEMENTS AND 30 SEPERATE FULL LENGTH HORIZONTAL MORTAR JOINT RE-POINTING AVERAGE PER ELEVATION FOR BASE BID UNLESS NOTED OTHERWISE). RE-POINTING MORTAR SHALL BE TYPE "N" AND MATCH THE COLOR, TEXTURE, JOINT WIDTH, AND JOINT PROFILE OF THE EXISTING HISTORIC MASONRY. WORK SHALL BE PERFORMED IN A MANNER CONSISTENT WITH PRESERVATION BRIEFS (AS PUBLISHED BY THE NATIONAL PARK SERVICE) FOR MASONRY CLEANING, REPAIR/REPLACEMENT AND RE-POINTING. PROVIDE SEPARATE SAMPLE PANELS DEMONSTRATING MASONRY CLEANING, BRICK AND STONE REPAIR/REPLACEMENT, AND RE-POINTING FOR INSPECTION AND APPROVAL BY HISTORIC PRESERVATION CONSULTANT. ADDITIONAL SAMPLE PANELS SHALL BE PREPARED AS NEEDED TO ACHIEVE APPROVAL. MASONRY CONTRACTOR TO VERIFY QUANTITIES PRIOR TO SUBMITTING BID.
- X04 PREPARE ABANDONED WALL PENETRATIONS TO BE FILLED WITH COLOR MATCHING MORTAR AND/OR REPLACE MASONRY UNITS AS REQUIRED FOR A FLUSH AND WEATHER TIGHT BUILDING ENVELOPE. BRICK AND MORTAR MOCK-UPS SHALL BE PROVIDED AND AS APPROVED BY THE ARCHITECT AND HISTORIC PRESERVATION CONSULTANT.
- X05 EXISTING WALL LOUVERS, FRAMES, AND SILLS ARE TO REMAIN IN PLACE AND TO BE REFINISHED (COLOR AS SELECTED BY ARCHITECT). PREPARE OPENING FROM INTERIOR SIDE TO BE INFILL FRAMED AS FOLLOWS FROM INTERIOR FACE OF WALL TO EXTERIOR SIDE: GYPSUM WALL BOARD, VAPOR BARRIER OVER INSULATED METAL 6" STUDS (R-19 INSULATION), 7/16" EXTERIOR TREATED SHEATHING, AND BUILDING WRAP OVER EXTERIOR FACE OF SHEATHING. SEAL ALL SIDES OF OPENING AND CREATE A WEATHER TIGHT ENCLOSURE.
- X06 REMOVE EXISTING OVERFLOW SCUPPER AND DOWNSPOUT SYSTEM. COORDINATE SCUPPER/PARAPET DETAILS AND OVERFLOW COLLECTOR HEAD DETAIL WITH ROOFING MANUFACTURER'S INSTALLATION INSTRUCTIONS. COORDINATE WITH ROOFING CONTRACTOR.
- X07 REMOVE EXISTING CAULK AND PROVIDE AND INSTALL NEW CAULK AROUND NEW AND EXISTING EXTERIOR WALL PENETRATIONS THAT ARE TO REMAIN. INFILL ABANDONED VOIDS W/ MATERIALS THAT MATCH ADJACENT FINISHES AT PENETRATIONS TO BE REMOVED; COORDINATE WITH MEP.
- X08 RESTORE AND MAINTAIN EXISTING BUILDING IDENTIFICATION SIGNAGE ABOVE EACH LOBBY ENTRANCE. (PER NATIONAL PARKS BRIEFS)
- X09 PROVIDE SEPERATE UNIT COST FOR BRICK REPLACEMENT, TUCK POINTING AND CAST STONE RESTORATION/REPLACEMENT. UNIT COST SHALL INCLUDE NEW MORTAR ON ALL FOUR SIDES OF THE BRICK OR STONE UNIT. UNIT COST WILL BE USED TO ADD AND DEDUCT BRICK AND STONE REPLACEMENT WORK ABOVE OR BELOW THE BASE BID SCOPE OF WORK.
- X10 REMOVE EXISTING ROOFING MEMBRANE AND BALLAST AND PROVIDE AND INSTALL NEW GOMIL TPO ROOFING MEMBRANE SYSTEM. ROOFING CONTRACTOR SHALL COORDINATE WITH MEP CONTRACTORS ON ALL ASSOCIATED TRADE WORK FOR ROOF PENETRATIONS TO PROPERLY PROVIDE AND INSTALL TPO FLASHINGS/ACCESSORIES TO COMPLETE NEW TPO ROOF SYSTEM. ROOFING CONTRACTOR TO COORDINATE WITH TPO ROOFING MANUFACTURE AS NEEDED TO OBTAIN NEW ROOFING WARRANTY
- X11 REPAIR AND RESTORE (3) CANOPIES AND PREPARE FOR NEW FINISH. COLOR AS APPROVED BY HISTORIC PRESERVATION CONSULTANT AND ARCHITECT.
- X12 REMOVE AND REPLACE ENTRY DOORS PER DOOR SCHEDULE (INCLUDE PANIC HARDWARE WHERE INDICATED, CLOSER AND ELECTRONIC ACCESS CONTROL(S)). SUBMIT SHOP DRAWINGS TO HISTORIC PRESERVATION CONSULTANT AND ARCHITECT FOR APPROVAL.
- X13 MASONRY RESTORATION CONTRACTOR TO INSPECT, RESTORE AND CLEAN ALL PARAPET WALLS AND ARCHITECTURAL STONE COPINGS.
- X14 PROVIDE NEW WALL MOUNTED EXTERIOR LIGHTING AT ENTRY LOCATIONS. SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.
- X15 REMOVE EXISTING GAS RISERS AND VALVES TO BE ABANDONED AT NORTH ELEVATION. CAP ABANDONED SUPPLY LINES BELOW GRADE AND INFILL WALL PENETRATION VOIDS PER NOTE X04.
- X16 PROVIDE SAW CUTTING OF EXISTING MASONRY AS REQUIRED TO INSTALL NEW MECHANICAL WALL LOUVER. INCLUDE ALL ASSOCIATED FRAMING AND FLASHINGS AS REQUIRED FOR A COMPLETE AND FUNCTIONAL LOUVER SYSTEM. SEE MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- X17 PROVIDE AND INSTALL NEW PREFINISHED METAL CHIMNEY CAP AND GASKETING TO CREATE WEATHER TIGHT SEAL AT EXISTING BOILER CHIMNEY. CONTRACTOR TO MAKE MODIFICATIONS AND/OR REPAIRS TO TOP OF CHIMNEY AS REQUIRED TO INSTALL AND ANCHOR CHIMNEY CAP. SLOPE CAP FOR POSITIVE DRAINAGE. COLOR TO BE APPROVED BY OWNER AND HISTORIC CONSULTANT.

# WINDOW SCHEDULE

NOTE: CONTRACTOR SHALL CERTIFY THAT BEDROOM WINDOWS INSTALLED PROVIDE EGRESS OPENINGS OF 5.7 SQ. FT. (MIN.) @ 2ND FLOOR BEDROOMS & 5.0 SQ.FT. (MIN.) @ 1ST FLOOR BEDROOMS WITH MIN. CLEAR HEIGHT OF 24" AND A CLEAR WIDTH OF 20". SEE SPECS FOR WINDOW OPENING CONTROL DEVICE REQUIREMENTS WHERE APPLICABLE.

NOTE: ALL WINDOWS SHALL BE PREFINISHED WHITE ALUMINUM. PROVIDE PROFILE AND FINISH SAMPLES FOR APPROVAL BY HISTORIC PRESERVATION CONSULTANT.

NOTE: CONTRACTOR/SUPPLIER SHALL VERIFY ALL WINDOW SIZES AND TYPES PRIOR TO PROCUREMENT/FABRICATION. NOTE: REFER TO EXTERIOR ELEVATIONS AND WINDOW DETAILS FOR SPECIFIC MASONRY OR SIDING DETAILS AROUND WINDOW OPENINGS.

NOTE: ALL LOW "E" GLAZING TO BE COLOR NEUTRAL AND HAVE A MIN. DAYLIGHT TRANSMITTANCE OF 70%.

MARK	SIZE	GLAZING	DESCRIPTION
1	3'-6" x 7'-6"	LOW "E"	SINGLE HUNG, OFFSET SASH, 1 1/4" (9X9) GRILLES
2	4'-0" x 6'-0"	LOW "E"	SINGLE HUNG, OFFSET SASH, 1 1/4" (9X9) GRILLES
3	2'-0" x 4'-0"	LOW "E"	SINGLE HUNG, OFFSET SASH, 1 1/4" (6X6) GRILLES
4	4'-0" x 7'-0"	LOW "E"	SINGLE HUNG, OFFSET SASH, 1 1/4" (9X9) GRILLES
5	3'-6" x 5'-6"	LOW "E"	SINGLE HUNG, OFFSET SASH, 1 1/4" (9X9) GRILLES
6	3'-0" x 7'-0"	LOW "E"	SINGLE HUNG, OFFSET SASH, 1 1/4" (9X9) GRILLES
7	6'-0" x 4'-0"	LOW "E"	REPLICATE EAST & SOUTH ENTRY TRANSOMS
8	3'-6" x 7'-6"	LOW "E"	SINGLE HUNG, OFFSET SASH, 1 1/4" (9X9) GRILLES
9	3'-0" x 7'-0"	LOW "E"	SINGLE HUNG, FIXED FABRICATED RADIUS HEAD CONDITION, WRAP W/ PREFINISHED ALUMINUM TO MATCH WINDOW COLOR/FINISH
10	3'-0" x 4'-0"	LOW "E"	SINGLE HUNG, OFFSET SASH, 1 1/4" (6X6) GRILLES
11	3'-6" x 7'-6"	LOW "E"	SINGLE HUNG, OFFSET SASH, 1 1/4" (9X9) GRILLES
12	3'-6" x 7'-6"	LOW "E"	SINGLE HUNG, OFFSET SASH, 1 1/4" (9X9) GRILLES
13	3'-6" x 7'-6"	LOW "E"	SINGLE HUNG, OFFSET SASH, 1 1/4" (9X9) GRILLES
14	3'-6" x 7'-6"	LOW "E"	SINGLE HUNG, OFFSET SASH, 1 1/4" (9X12) GRILLES
15	5'-0" x 3'-0"	LOW "E"	REPLICATE WEST & NORTH ENTRY TRANSOMS
16	5'-0" x 6'-8"	LOW "E"	STORE FRONT

SOME WINDOWS ARE NOT VISIBLE IN EXTERIOR ELEVATION VIEWS, SEE SHEET A1.1 & A1.2 FOR LOCATIONS

SEE SHEETS A3.2 & A3.3 FOR WINDOW LEGENDS

REFERENCE SHEET SCLOR FOR ALL KEYNOTES

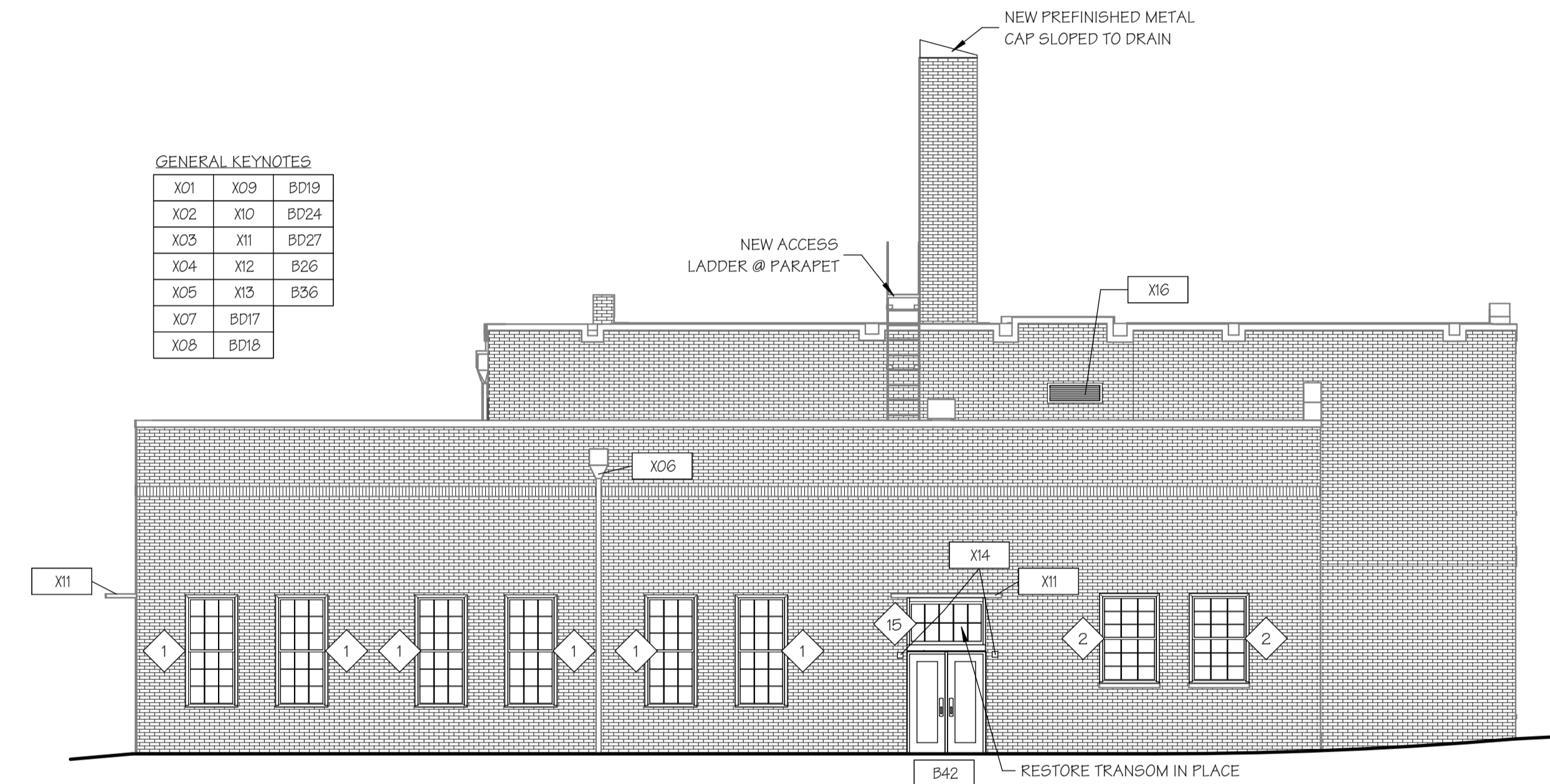
WORK SHOULD NOT BEGIN UNTIL THE PHASE I/II REPORT(S) HAVE BEEN PROVIDED AND REVIEWED BY THE CONTRACTOR.

NOTES:  
CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND MEASUREMENTS.

MITIGATE ANY HAZARDOUS MATERIALS (ASBESTOS, LEAD-BASED PAINT, ETC.) THAT IS IDENTIFIED IN THE OWNER PROVIDED ENVIRONMENTAL REPORT.



MARCUS GARVEY HARMONY APARTMENTS  
OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA



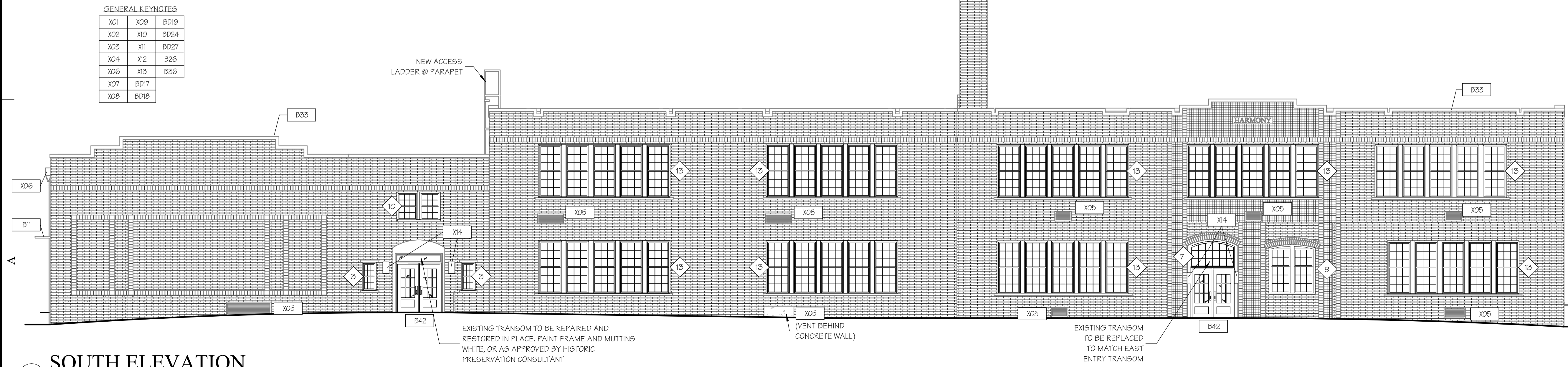
### GENERAL KEYNOTES

X01	X09	BD19
X02	X10	BD24
X03	X11	BD27
X04	X12	B26
X05	X13	B26
X07	BD17	
X08	BD18	

## WEST SIDE ELEVATION

SCALE: 1/8" = 1'-0"

PERMANENT CHIMNEY CAP, PRE-FINISHED METAL (COLOR TO BE APPROVED BY OWNER & HISTORIC PRESERVATION CONSULTANT)



### GENERAL KEYNOTES

X01	X09	BD19
X02	X10	BD24
X03	X11	BD27
X04	X12	B26
X06	X13	B26
X07	BD17	
X08	BD18	

## SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

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SHEET NO. A3.0R

JOB NO. 3849R

ADDENDUM #1

# EXTERIOR BUILDING REHABILITATION KEYNOTES

- X01 CLEAN EXISTING EXTERIOR MASONRY AT ALL ELEVATIONS, INCLUDING BUT NOT LIMITED TO VISIBLE EXTERIOR BRICKWORK AND STONEMASONRY, IN A MANNER CONSISTENT WITH NATIONAL PARK SERVICE PUBLISHED PRESERVATION BRIEFS. DO NOT DAMAGE OR ALTER THE PHYSICAL CHARACTERISTICS OF THE MASONRY SURFACES. WATER PRESSURE SHALL BE AS LOW AS POSSIBLE AND SHALL NOT EXCEED 350 PSI. PROVIDE MINIMUM 9 SF MOCK-UP PANEL OF CLEANED AREA FOR INSPECTION AND APPROVAL BY HISTORIC PRESERVATION SPECIALIST. PROVIDE AS MANY MOCK-UP PANELS AS NEEDED TO DEMONSTRATE VARIOUS CLEANING MATERIALS AND PRESSURES CONSIDERED AND TO GAIN APPROVAL BEFORE PROCEEDING WITH OVERALL CLEANING OPERATIONS. SUBMIT PROPOSED CLEANING MATERIALS AND DESCRIPTION OF PROCEDURE FOR REVIEW AND APPROVAL. (SHALL BE PERFORMED AFTER TUCKPOINTING IS COMPLETED.)
- X02 REMOVE EXISTING ABANDONED FASTENERS AND PENETRATIONS, SUCH AS METAL WALL ANCHORS AND SIMILAR FASTENERS, PATCH HOLES WITH TYPE N MORTAR TO MATCH EXISTING.
- X03 CLEAN, REPAIR/REPLACE DAMAGED MASONRY UNITS, AND RE-POINT EXISTING BRICK AND STONE WORK (ESTIMATED AT 100 BRICK AND MORTAR REPLACEMENTS AND 30 SEPERATE FULL LENGTH HORIZONTAL MORTAR JOINT RE-POINTING AVERAGE PER ELEVATION FOR BASE BID UNLESS NOTED OTHERWISE). RE-POINTING MORTAR SHALL BE TYPE "N" AND MATCH THE COLOR, TEXTURE, JOINT WIDTH, AND JOINT PROFILE OF THE EXISTING HISTORIC MASONRY. WORK SHALL BE PERFORMED IN A MANNER CONSISTENT WITH PRESERVATION BRIEFS (AS PUBLISHED BY THE NATIONAL PARK SERVICE) FOR MASONRY CLEANING, REPAIR/REPLACEMENT AND RE-POINTING. PROVIDE SEPERATE SAMPLE PANELS DEMONSTRATING MASONRY CLEANING, BRICK AND STONE REPAIR/REPLACEMENT, AND RE-POINTING FOR INSPECTION AND APPROVAL BY HISTORIC PRESERVATION CONSULTANT. ADDITIONAL SAMPLE PANELS SHALL BE PREPARED AS NEEDED TO ACHIEVE APPROVAL. MASONRY CONTRACTOR TO VERIFY QUANTITIES PRIOR TO SUBMITTING BID.
- X04 PREPARE ABANDONED WALL PENETRATIONS TO BE FILLED WITH COLOR MATCHING MORTAR AND/OR REPLACE MASONRY UNITS AS REQUIRED FOR A FLUSH AND WEATHER TIGHT BUILDING ENVELOPE. BRICK AND MORTAR MOCK-UPS SHALL BE PROVIDED AND AS APPROVED BY THE ARCHITECT AND HISTORIC PRESERVATION CONSULTANT.
- X05 EXISTING WALL LOUVERS, FRAMES, AND SILLS ARE TO REMAIN IN PLACE AND TO BE REFINISHED (COLOR AS SELECTED BY ARCHITECT). PREPARE OPENING FROM INTERIOR SIDE TO BE INFILL FRAMED AS FOLLOWS FROM INTERIOR FACE OF WALL TO EXTERIOR SIDE: GYPSUM WALL BOARD, VAPOR BARRIER OVER INSULATED METAL 6" STUDS (R-19 INSULATION), 7/16" EXTERIOR TREATED SHEATHING, AND BUILDING WRAP OVER EXTERIOR FACE OF SHEATHING. SEAL ALL SIDES OF OPENING AND CREATE A WEATHER TIGHT ENCLOSURE.
- X06 REMOVE EXISTING OVERFLOW SCUPPER AND DOWNSPOUT SYSTEM. REPLACE LIKE IN KIND WITH NEW COPPER OVERFLOW SCUPPER AND DOWNSPOUT SYSTEM. COORDINATE SCUPPER/PARAPET DETAILS AND OVERFLOW COLLECTOR HEAD DETAIL WITH ROOFING MANUFACTURER'S INSTALLATION INSTRUCTIONS. COORDINATE WITH ROOFING CONTRACTOR.
- X07 REMOVE EXISTING CAULK AND PROVIDE AND INSTALL NEW CAULK AROUND NEW AND EXISTING EXTERIOR WALL PENETRATIONS THAT ARE TO REMAIN. INFILL ABANDONED VOIDS W/ MATERIALS THAT MATCH ADJACENT FINISHES AT PENETRATIONS TO BE REMOVED; COORDINATE WITH MEP.
- X08 RESTORE AND MAINTAIN EXISTING BUILDING IDENTIFICATION SIGNAGE ABOVE EACH LOBBY ENTRANCE. (PER NATIONAL PARKS BRIEFS)
- X09 PROVIDE SEPERATE UNIT COST FOR BRICK REPLACEMENT, TUCK POINTING AND CAST STONE RESTORATION/REPLACEMENT. UNIT COST SHALL INCLUDE NEW MORTAR ON ALL FOUR SIDES OF THE BRICK OR STONE UNIT. UNIT COST WILL BE USED TO ADD AND DEDUCT BRICK AND STONE REPLACEMENT WORK ABOVE OR BELOW THE BASE BID SCOPE OF WORK.
- X10 REMOVE EXISTING ROOFING MEMBRANE AND BALLAST AND PROVIDE AND INSTALL NEW GOMIL TPO ROOFING MEMBRANE SYSTEM. ROOFING CONTRACTOR SHALL COORDINATE WITH MEP CONTRACTORS ON ALL ASSOCIATED TRADE WORK FOR ROOF PENETRATIONS TO PROPERLY PROVIDE AND INSTALL TPO FLASHINGS/ACCESSORIES TO COMPLETE NEW TPO ROOF SYSTEM. ROOFING CONTRACTOR TO COORDINATE WITH TPO ROOFING MANUFACTURE AS NEEDED TO OBTAIN NEW ROOFING WARRANTY.
- X11 REPAIR AND RESTORE (3) CANOPIES AND PREPARE FOR NEW FINISH. COLOR AS APPROVED BY HISTORIC PRESERVATION CONSULTANT AND ARCHITECT.
- X12 REMOVE AND REPLACE ENTRY DOORS PER DOOR SCHEDULE (INCLUDE PANIC HARDWARE WHERE INDICATED, CLOSER AND ELECTRONIC ACCESS CONTROL(S)). SUBMIT SHOP DRAWINGS TO HISTORIC PRESERVATION CONSULTANT AND ARCHITECT FOR APPROVAL.
- X13 MASONRY RESTORATION CONTRACTOR TO INSPECT, RESTORE AND CLEAN ALL PARAPET WALLS AND ARCHITECTURAL STONE COPINGS.
- X14 PROVIDE NEW WALL MOUNTED EXTERIOR LIGHTING AT ENTRY LOCATIONS. SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.
- X15 REMOVE EXISTING GAS RISERS AND VALVES TO BE ABANDONED AT NORTH ELEVATION. CAP ABANDONED SUPPLY LINES BELOW GRADE AND INFILL WALL PENETRATION VOIDS PER NOTE X04.
- X16 PROVIDE SAW CUTTING OF EXISTING MASONRY AS REQUIRED TO INSTALL NEW MECHANICAL WALL LOUVER. INCLUDE ALL ASSOCIATED FRAMING AND FLASHINGS AS REQUIRED FOR A COMPLETE AND FUNCTIONAL LOUVER SYSTEM. SEE MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- X17 PROVIDE AND INSTALL NEW PREFINISHED METAL CHIMNEY CAP AND GASKETING TO CREATE WEATHER TIGHT SEAL AT EXISTING BOILER CHIMNEY. CONTRACTOR TO MAKE MODIFICATIONS AND/OR REPAIRS TO TOP OF CHIMNEY AS REQUIRED TO INSTALL AND ANCHOR CHIMNEY CAP. SLOPE CAP FOR POSITIVE DRAINAGE. COLOR TO BE APPROVED BY OWNER AND HISTORIC CONSULTANT.

### GENERAL KEYNOTES

X01	X10	BD24
X02	X11	BD27
X03	X12	BD25
X04	X13	BD26
X07	BD17	BD36
X08	BD18	
X09	BD19	

# WINDOW SCHEDULE

NOTE: CONTRACTOR SHALL CERTIFY THAT BEDROOM WINDOWS INSTALLED PROVIDE EGRESS OPENINGS OF 5.7 SQ. FT. (MIN.) @ 2ND FLOOR BEDROOMS & 5.0 SQ. FT. (MIN.) @ 1ST FLOOR BEDROOMS WITH MIN. CLEAR HEIGHT OF 24" AND A CLEAR WIDTH OF 20". SEE SPECS FOR WINDOW OPENING CONTROL DEVICE REQUIREMENTS WHERE APPLICABLE.

NOTE: ALL WINDOWS SHALL BE PREFINISHED WHITE ALUMINUM. PROVIDE PROFILE AND FINISH SAMPLES FOR APPROVAL BY HISTORIC PRESERVATION CONSULTANT.

NOTE: CONTRACTOR/SUPPLIER SHALL VERIFY ALL WINDOW SIZES AND TYPES PRIOR TO PROCUREMENT/FABRICATION. NOTE: REFER TO EXTERIOR ELEVATIONS AND WINDOW DETAILS FOR SPECIFIC MASONRY OR SIDING DETAILS AROUND WINDOW OPENINGS.

NOTE: ALL LOW "E" GLAZING TO BE COLOR NEUTRAL AND HAVE A MIN. DAYLIGHT TRANSMITTANCE OF 70%.

MARK	SIZE	GLAZING	DESCRIPTION
1	3'-6" x 7'-6"	LOW "E"	SINGLE HUNG, OFFSET SASH, 1 1/4" (9X9) GRILLES
2	4'-0" x 6'-0"	LOW "E"	SINGLE HUNG, OFFSET SASH, 1 1/4" (9X9) GRILLES
3	2'-0" x 4'-0"	LOW "E"	SINGLE HUNG, OFFSET SASH, 1 1/4" (6X6) GRILLES
4	4'-0" x 7'-0"	LOW "E"	SINGLE HUNG, OFFSET SASH, 1 1/4" (9X9) GRILLES
5	3'-6" x 5'-6"	LOW "E"	SINGLE HUNG, OFFSET SASH, 1 1/4" (9X9) GRILLES
6	3'-0" x 7'-0"	LOW "E"	SINGLE HUNG, OFFSET SASH, 1 1/4" (9X9) GRILLES
7	6'-0" x 4'-0"	LOW "E"	REPLICATE EAST & SOUTH ENTRY TRANSOMS
8	3'-6" x 7'-6"	LOW "E"	SINGLE HUNG, OFFSET SASH, 1 1/4" (9X9) GRILLES
9	3'-0" x 7'-0"	LOW "E"	SINGLE HUNG, FIXED FABRICATED RADIUS HEAD CONDITION, WRAP W/ PREFINISHED ALUMINUM TO MATCH WINDOW COLOR/FINISH
10	3'-0" x 4'-0"	LOW "E"	SINGLE HUNG, OFFSET SASH, 1 1/4" (6X6) GRILLES
11	3'-6" x 7'-6"	LOW "E"	SINGLE HUNG, OFFSET SASH, 1 1/4" (9X9) GRILLES
12	3'-6" x 7'-6"	LOW "E"	SINGLE HUNG, OFFSET SASH, 1 1/4" (9X9) GRILLES
13	3'-6" x 7'-6"	LOW "E"	SINGLE HUNG, OFFSET SASH, 1 1/4" (9X9) GRILLES
14	3'-6" x 7'-6"	LOW "E"	SINGLE HUNG, OFFSET SASH, 1 1/4" (9X12) GRILLES
15	5'-0" x 3'-0"	LOW "E"	REPLICATE WEST & NORTH ENTRY TRANSOMS
16	5'-0" x 6'-8"	LOW "E"	STORE FRONT

SOME WINDOWS ARE NOT VISIBLE IN EXTERIOR ELEVATION VIEWS, SEE SHEET A1.1 & A1.2 FOR LOCATIONS

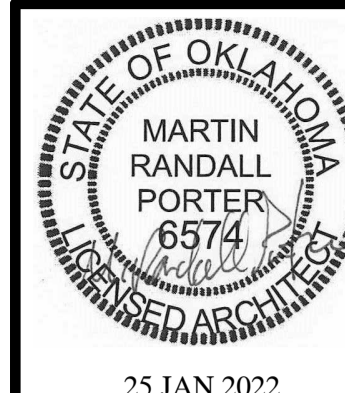
SEE SHEETS A3.2 & A3.3 FOR WINDOW LEGENDS

REFERENCE SHEET SC1.0R FOR ALL KEYNOTES

WORK SHOULD NOT BEGIN UNTIL THE PHASE I/II REPORT(S) HAVE BEEN PROVIDED AND REVIEWED BY THE CONTRACTOR.

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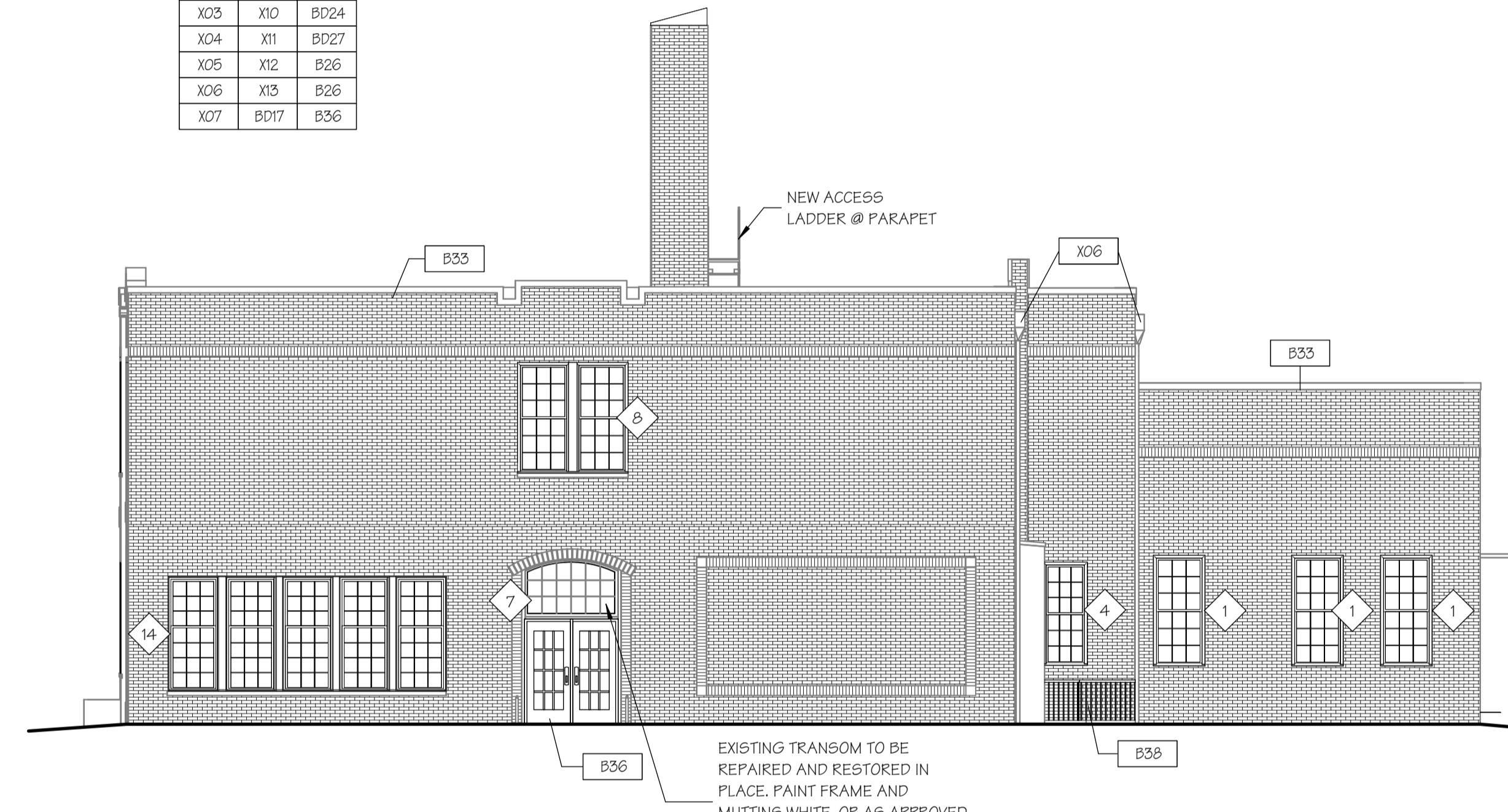
MITIGATE ANY HAZARDOUS MATERIALS (ASBESTOS, LEAD-BASED PAINT, ETC.) THAT IS IDENTIFIED IN THE OWNER PROVIDED ENVIRONMENTAL REPORT.



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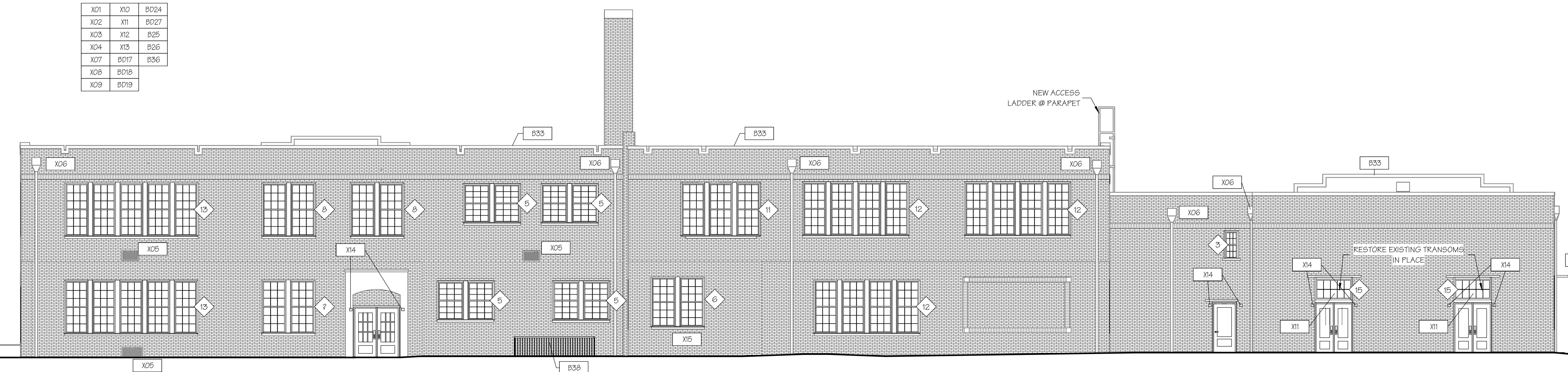
### GENERAL KEYNOTES

X01	X08	BD18
X02	X09	BD19
X03	X10	BD24
X04	X11	BD27
X05	X12	BD25
X06	X13	BD26
X07	BD17	BD36



**EAST SIDE ELEVATION**  
SCALE: 1/8" = 1'-0"

EXISTING TRANSOM TO BE REPAIRED AND RESTORED IN PLACE. PAINT FRAME AND MUTTINGS WHITE, OR AS APPROVED BY HISTORIC PRESERVATION CONSULTANT



**NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"

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25 JAN 2022	ADDENDUM #1

ADDENDUM #1

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**A3.1R**

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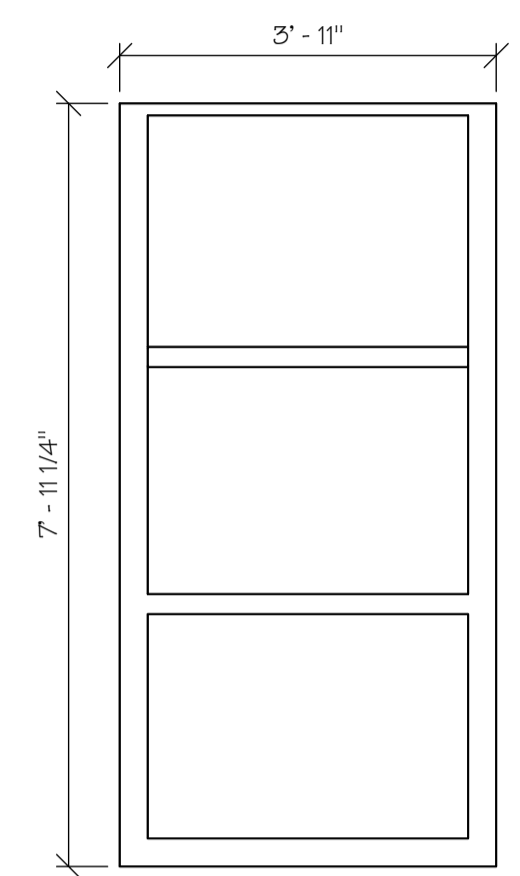
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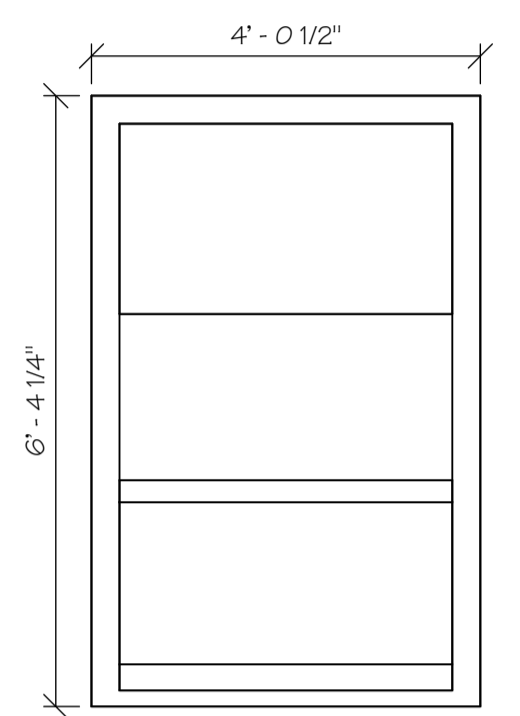
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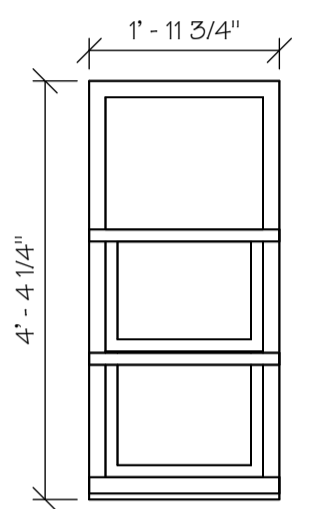
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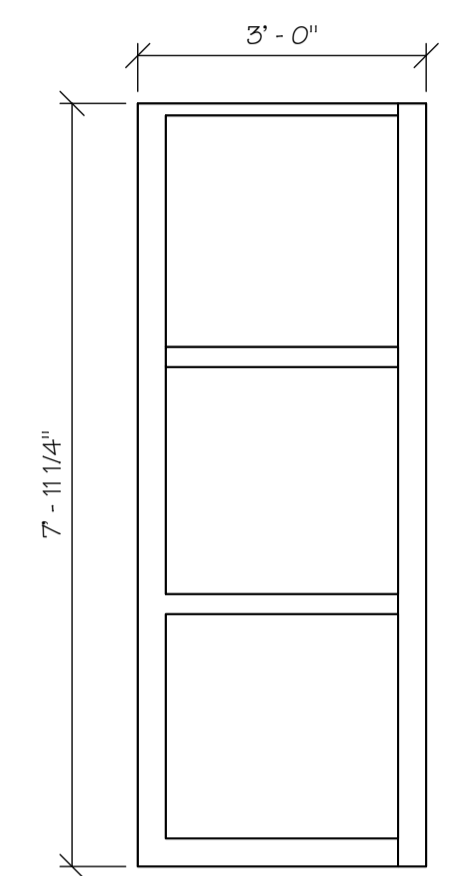
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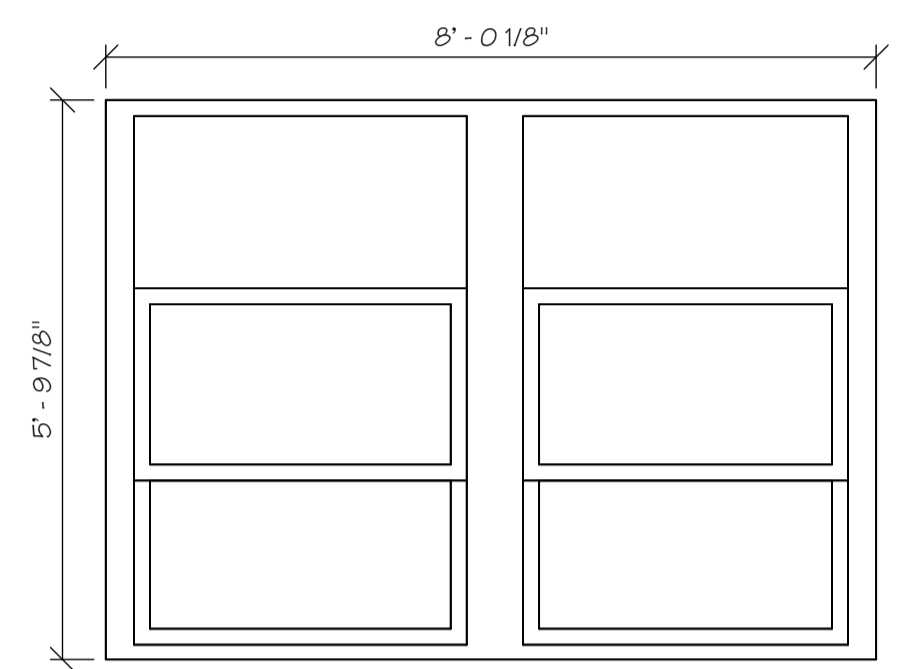
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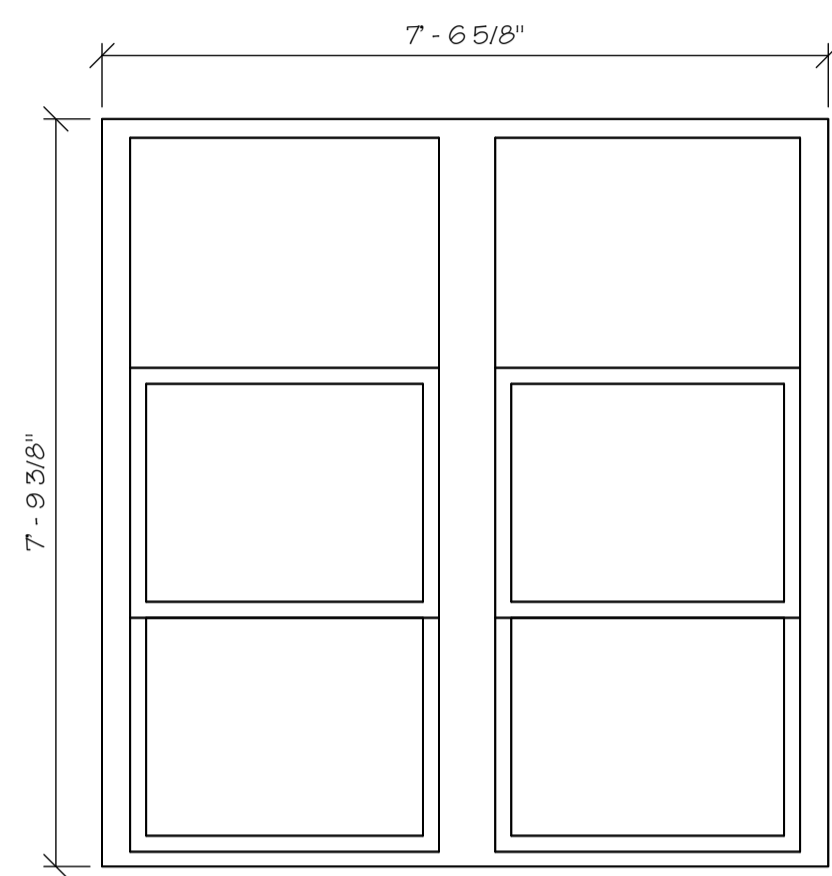
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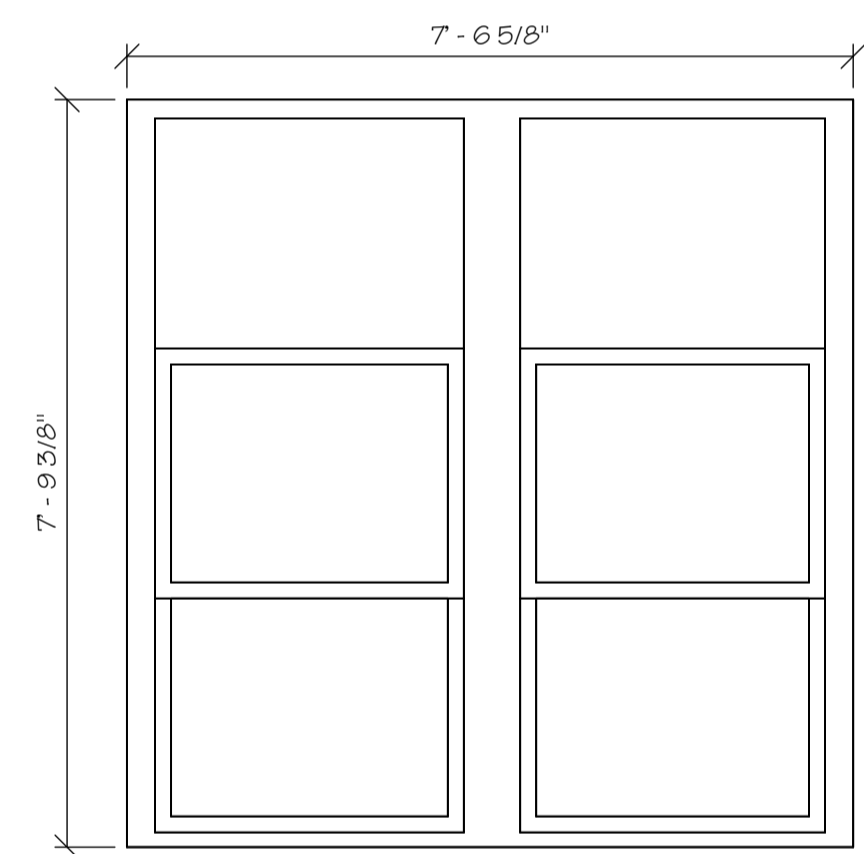
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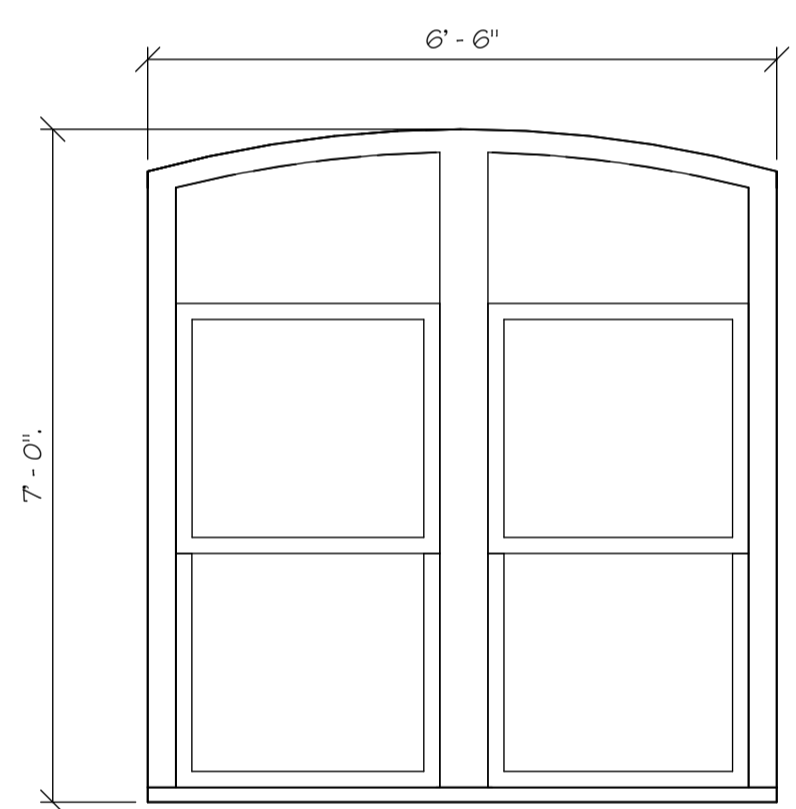
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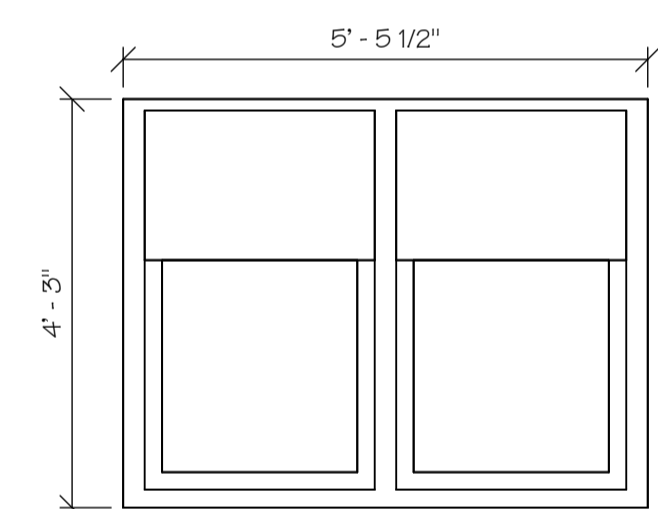
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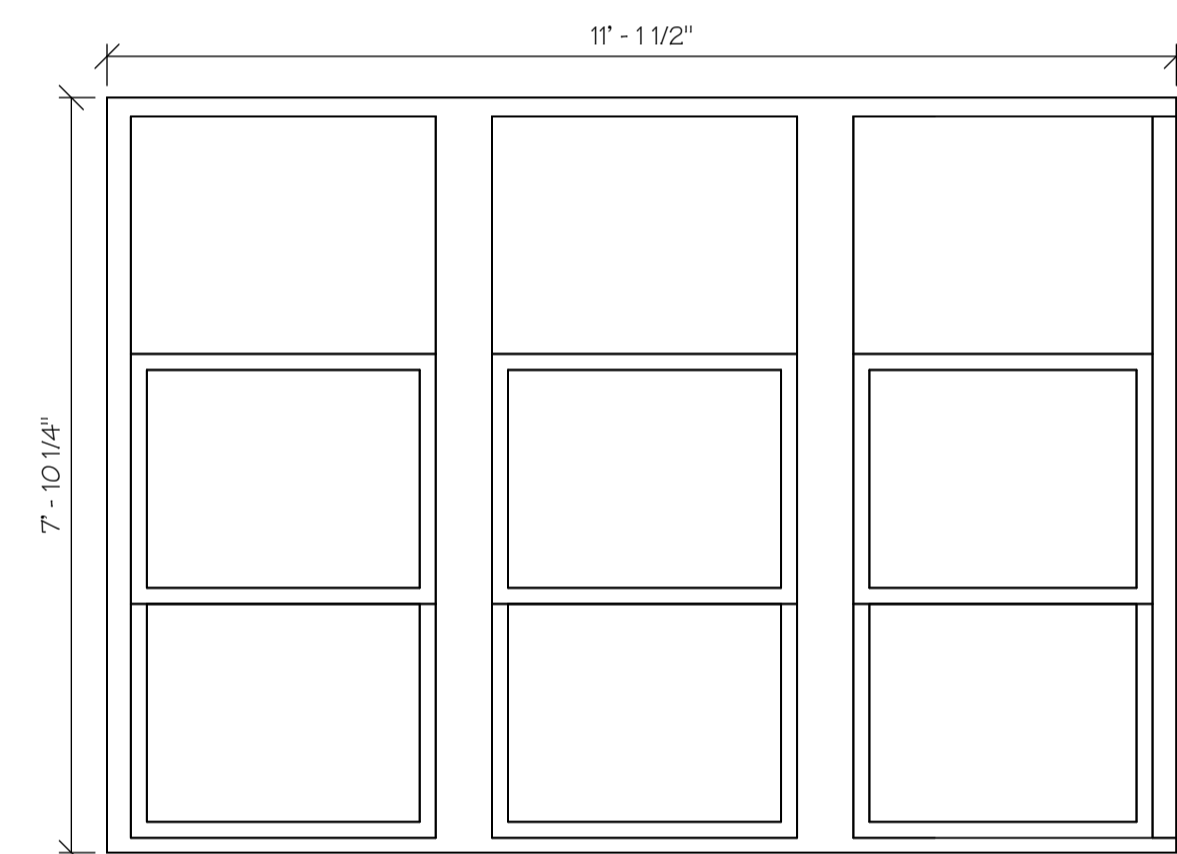
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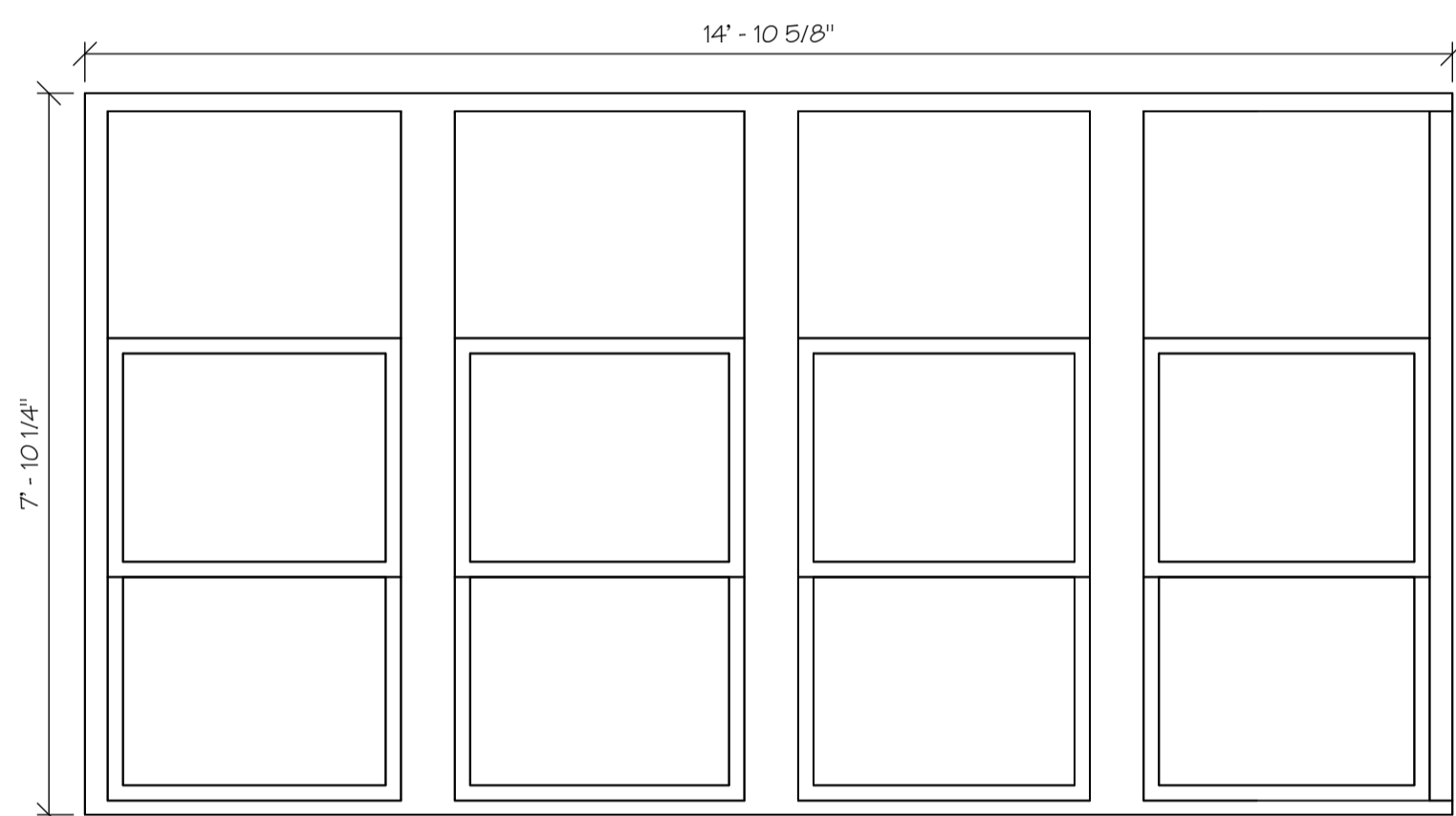
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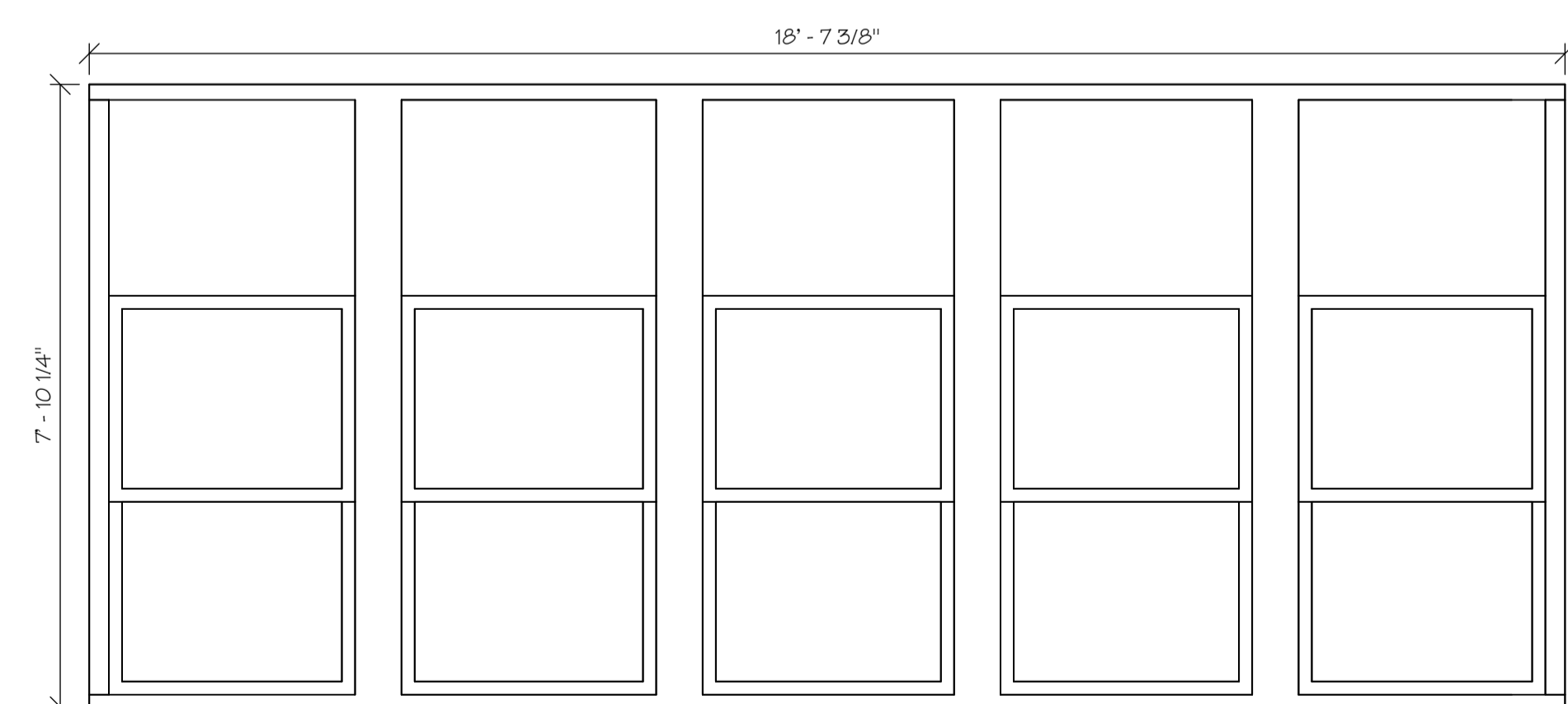
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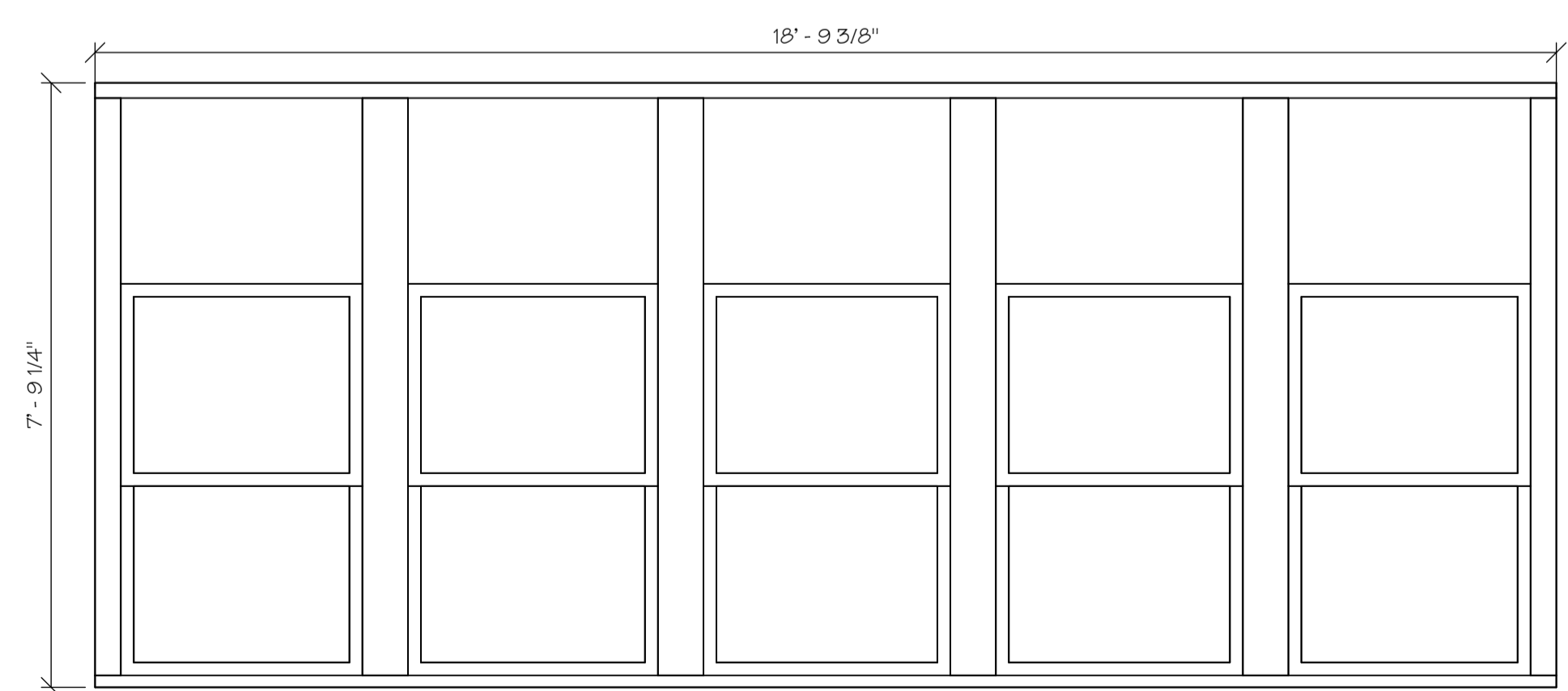
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7 NEW REPLICATED TRANSOMS - SEE A3.0R, A3.1R & A3.3R

15 RESTORE INPLACE EXISTING TRANSOMS - SEE A3.0R, A3.1R & A3.3R



13



14

EXISTING EXTERIOR WINDOW ELEVATIONS & SCANNED ROUGH OPENING SIZE (FOR REFERENCE ONLY)

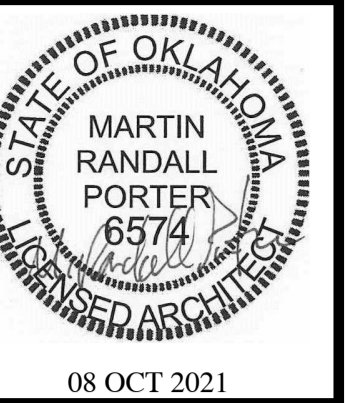
SCALE: 1/2" = 1'-0"

D  
C  
B  
A

D  
C  
B  
A

1 2 3 4 5





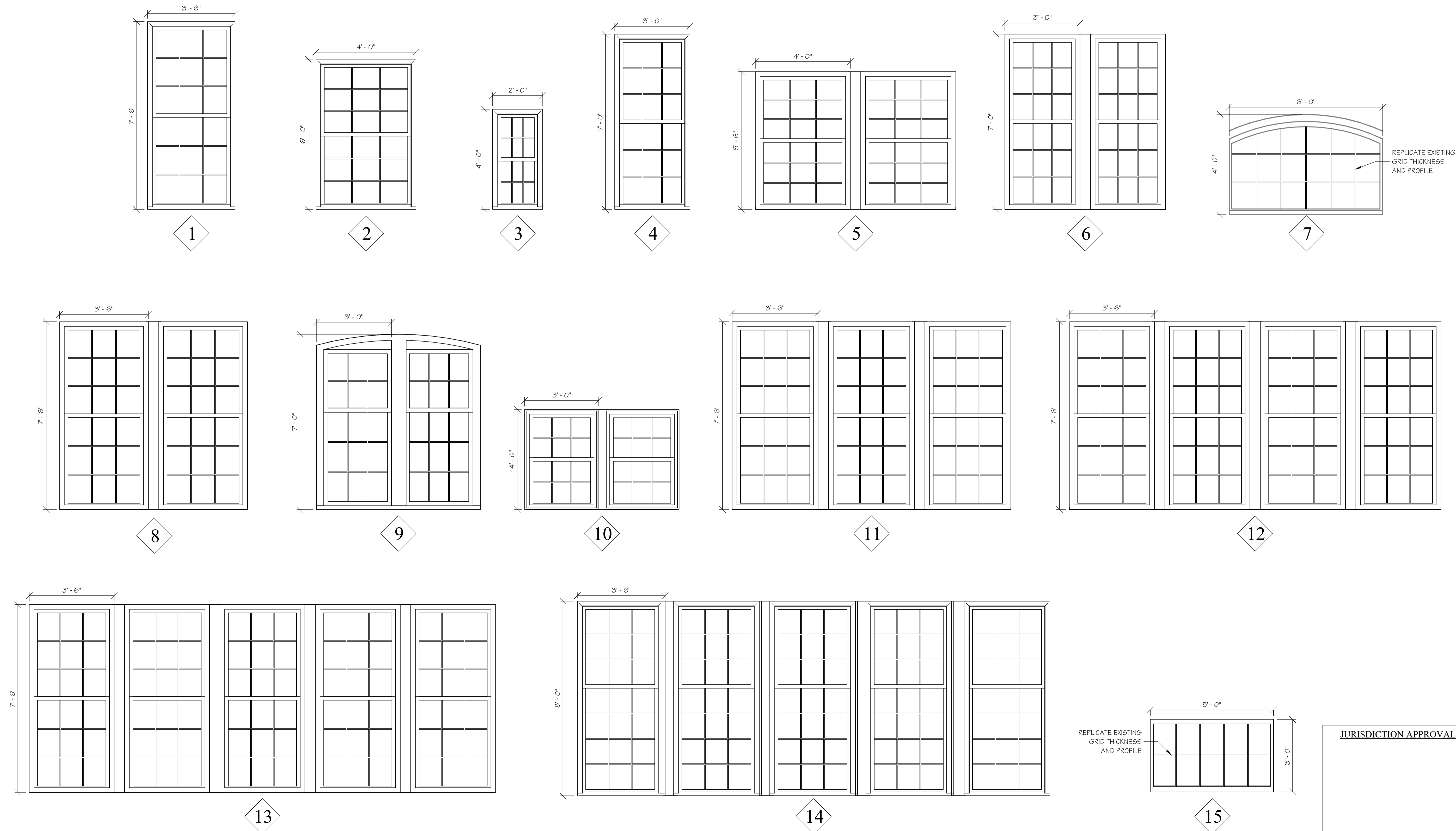
WORK SHOULD NOT BEGIN UNTIL THE PHASE I/II REPORT(S) HAVE BEEN PROVIDED AND REVIEWED BY THE CONTRACTOR.

NOTES:  
1. ALL GLAZING, PROFILES AND COLORS ARE SUBJECT TO REVIEW BY HISTORIC PRESERVATION CONSULTANT PRIOR TO FABRICATION.  
2. FIELD VERIFY BUILT CONDITIONS FOR EACH INSTANCE PRIOR TO FABRICATION.

NOTE:  
SEE SHEET A4.2 FOR TYPICAL WINDOW SECTION DETAILS AND REQUIREMENTS

NOTES:  
CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND MEASUREMENTS.

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NEW EXTERIOR WINDOW ELEVATIONS

SCALE: 1/2" = 1'-0"

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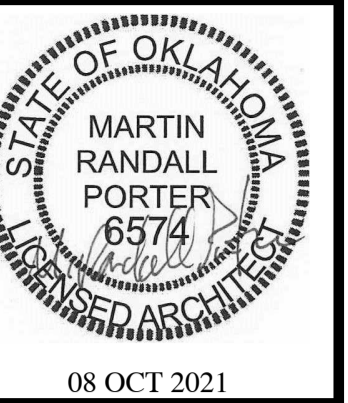
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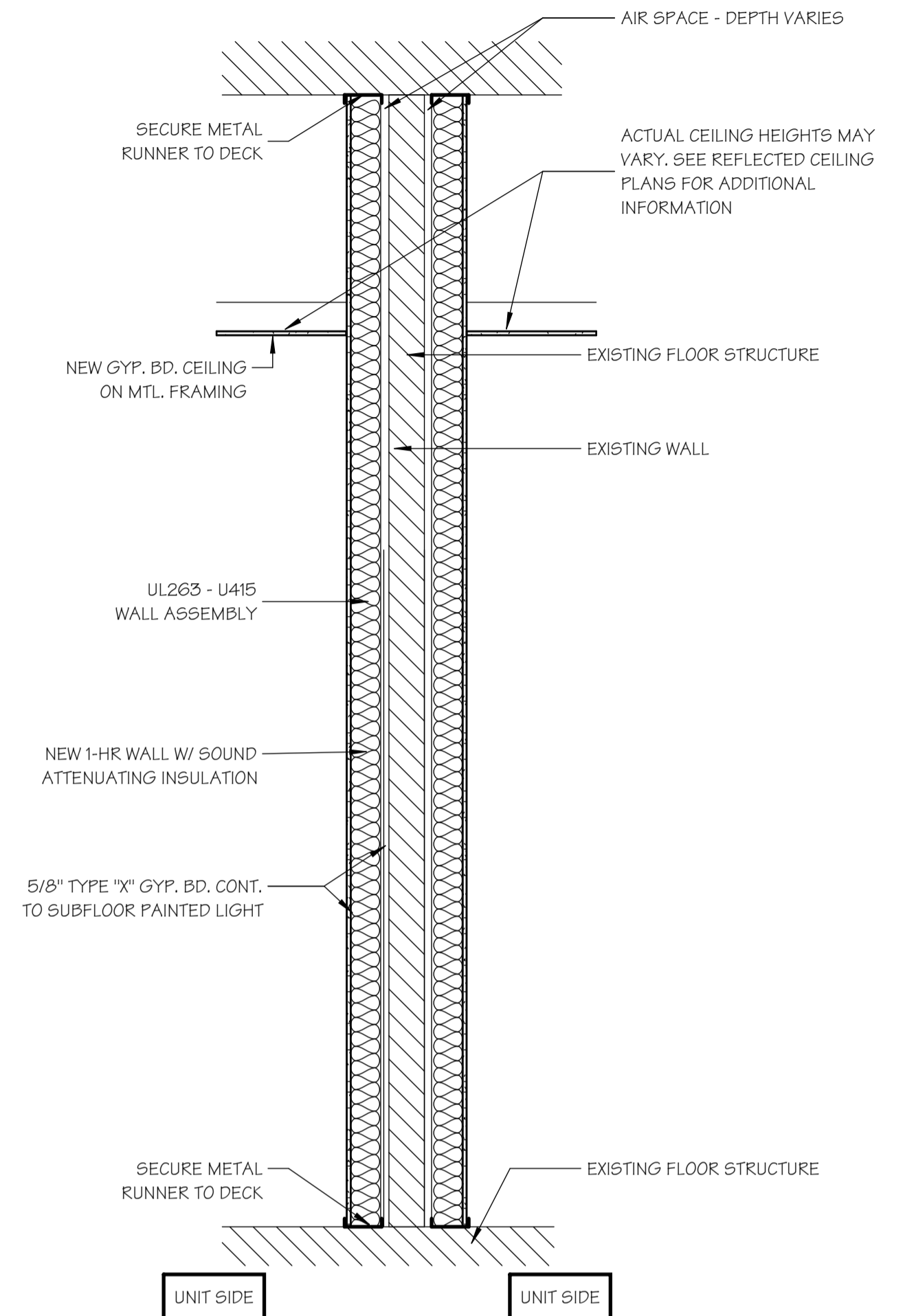
SHEET NO. A4.0R

JOB NO. 3849R

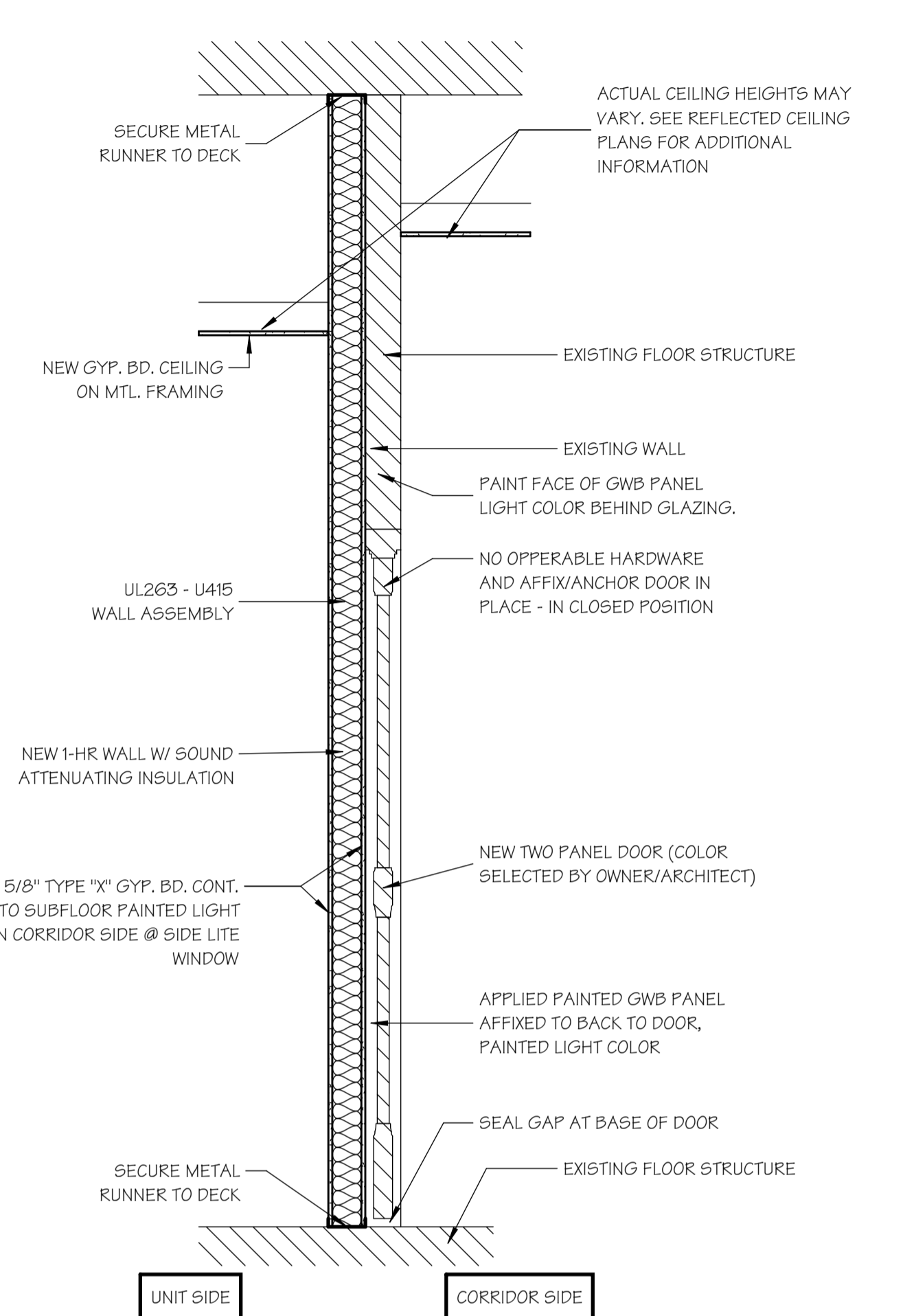
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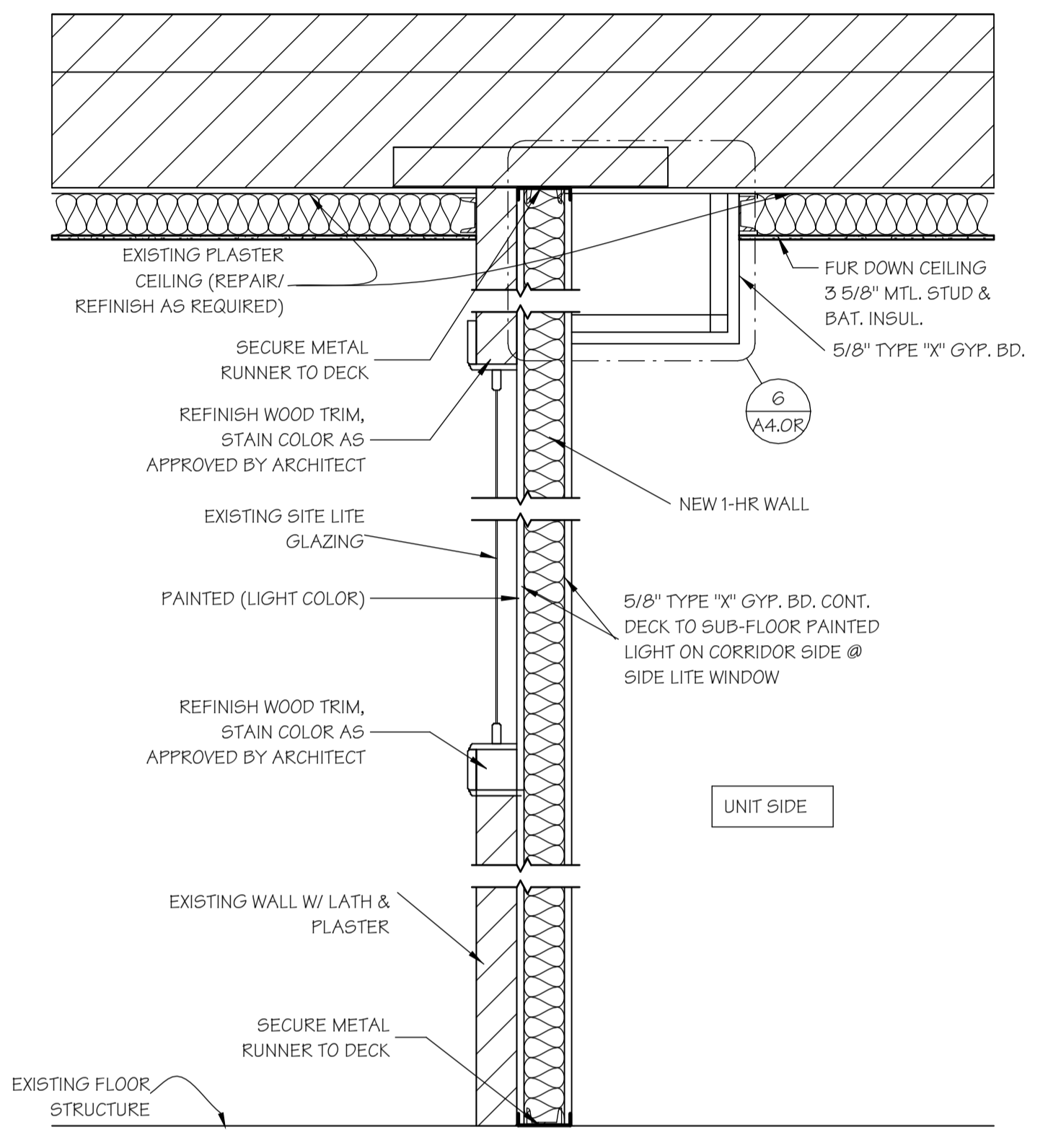
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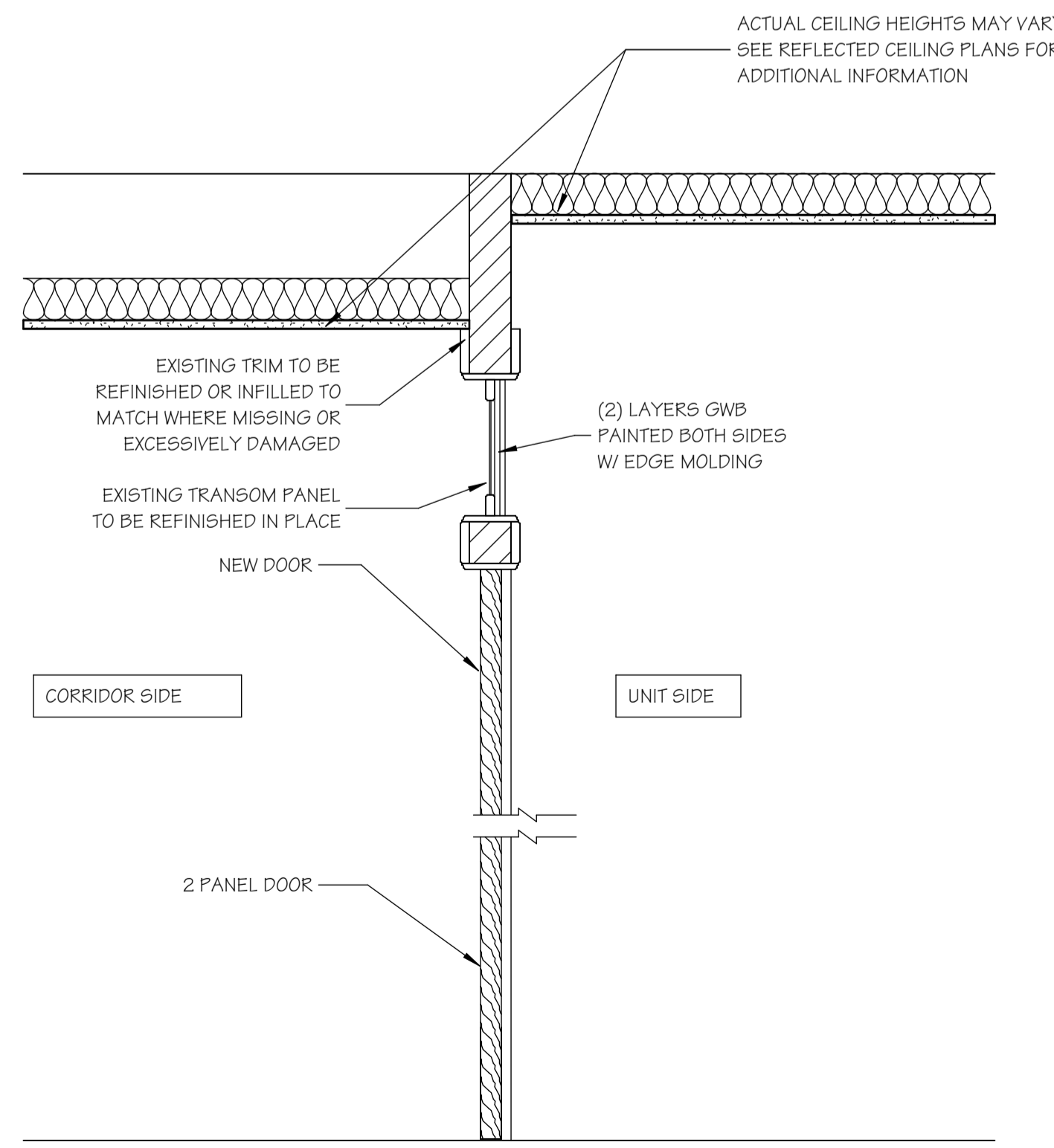
1 FURRED UNIT WALL SECTION  
SCALE: 3/4" = 1'-0"



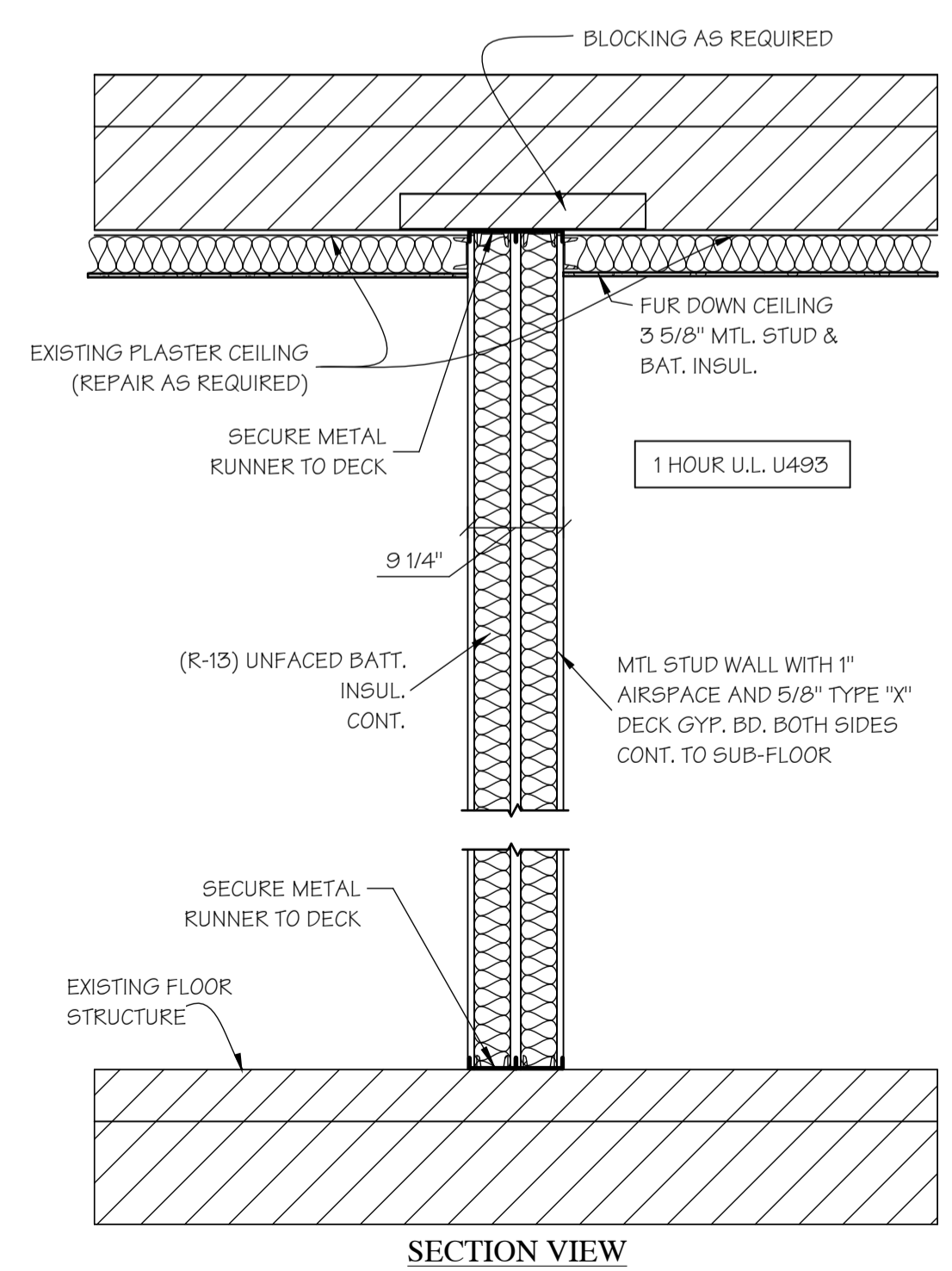
2 CORRIDOR WALL SECTION  
SCALE: 3/4" = 1'-0"



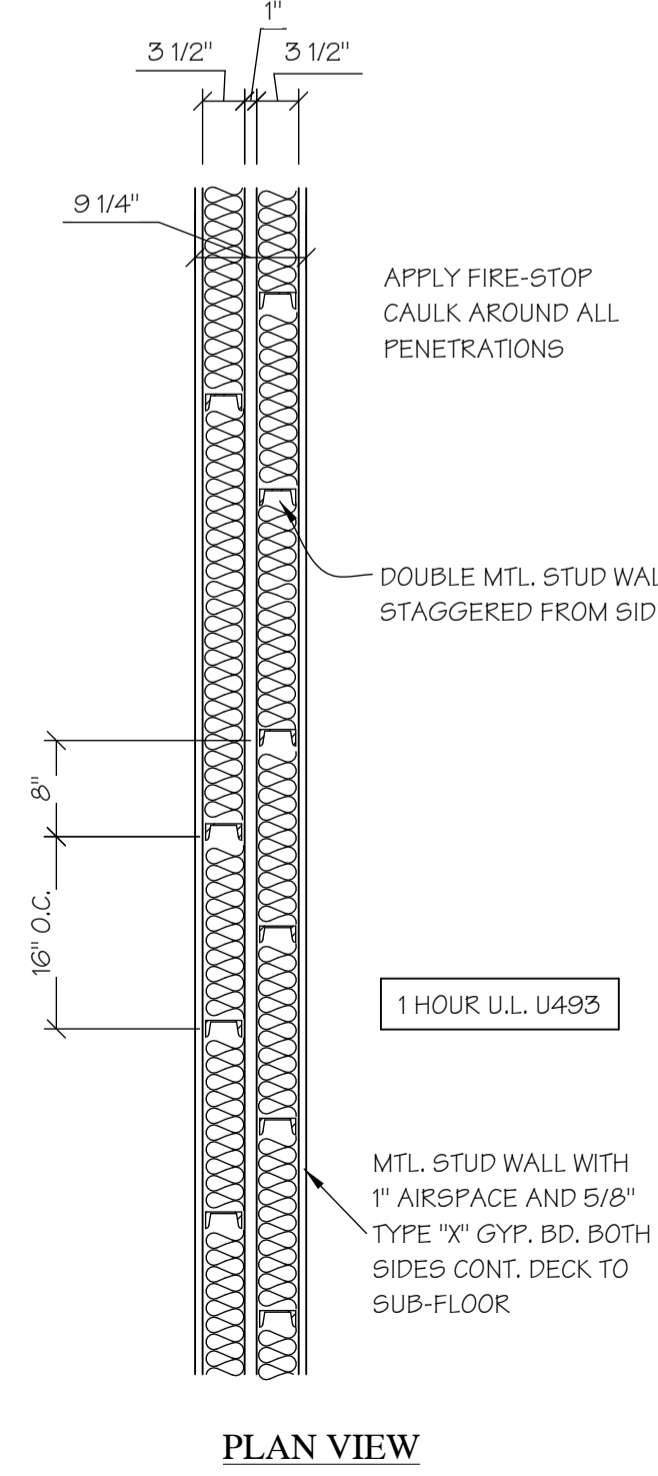
3 SIDELITE WINDOW SECTION  
SCALE: 1" = 1'-0"



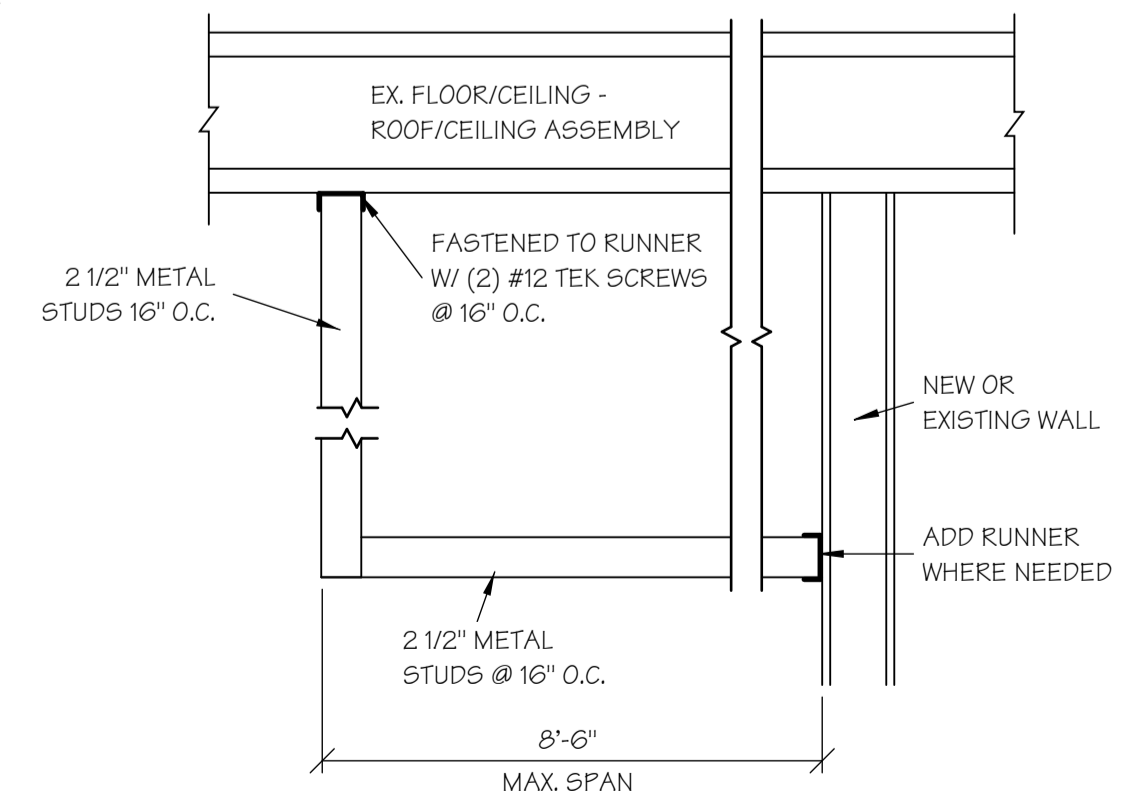
4 DOOR SECTION  
SCALE: 1" = 1'-0"



5 1-HOUR DWELLING UNIT SEPARATION WALL  
SCALE: 3/4" = 1'-0"

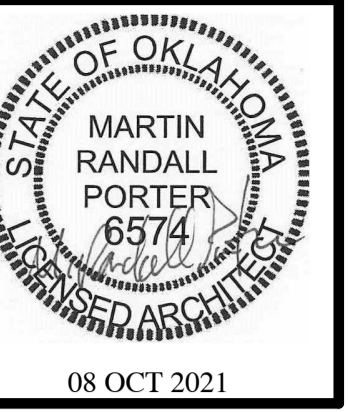


6 CEILING FURR-DOWN FRAMING  
SCALE: 1" = 1'-0"



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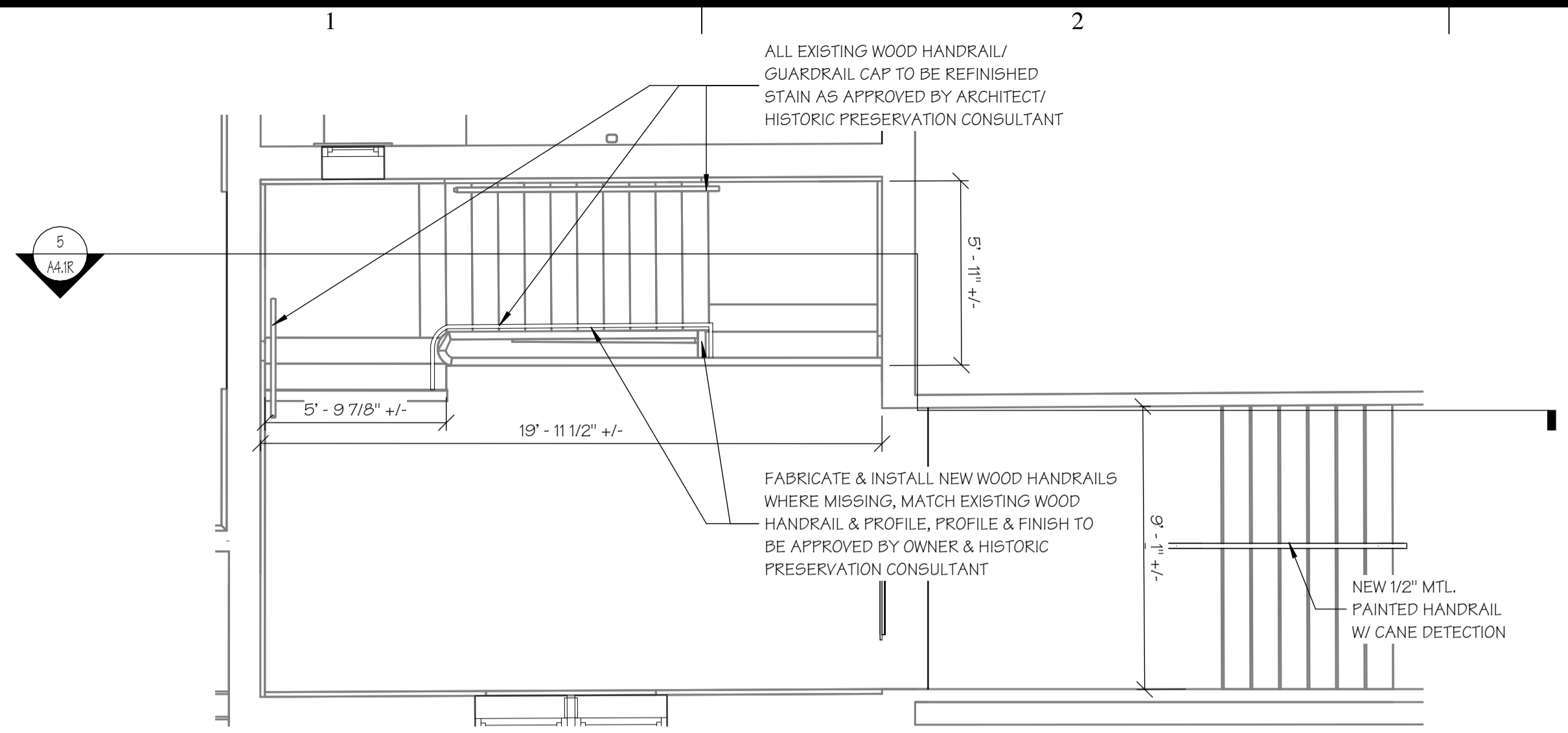
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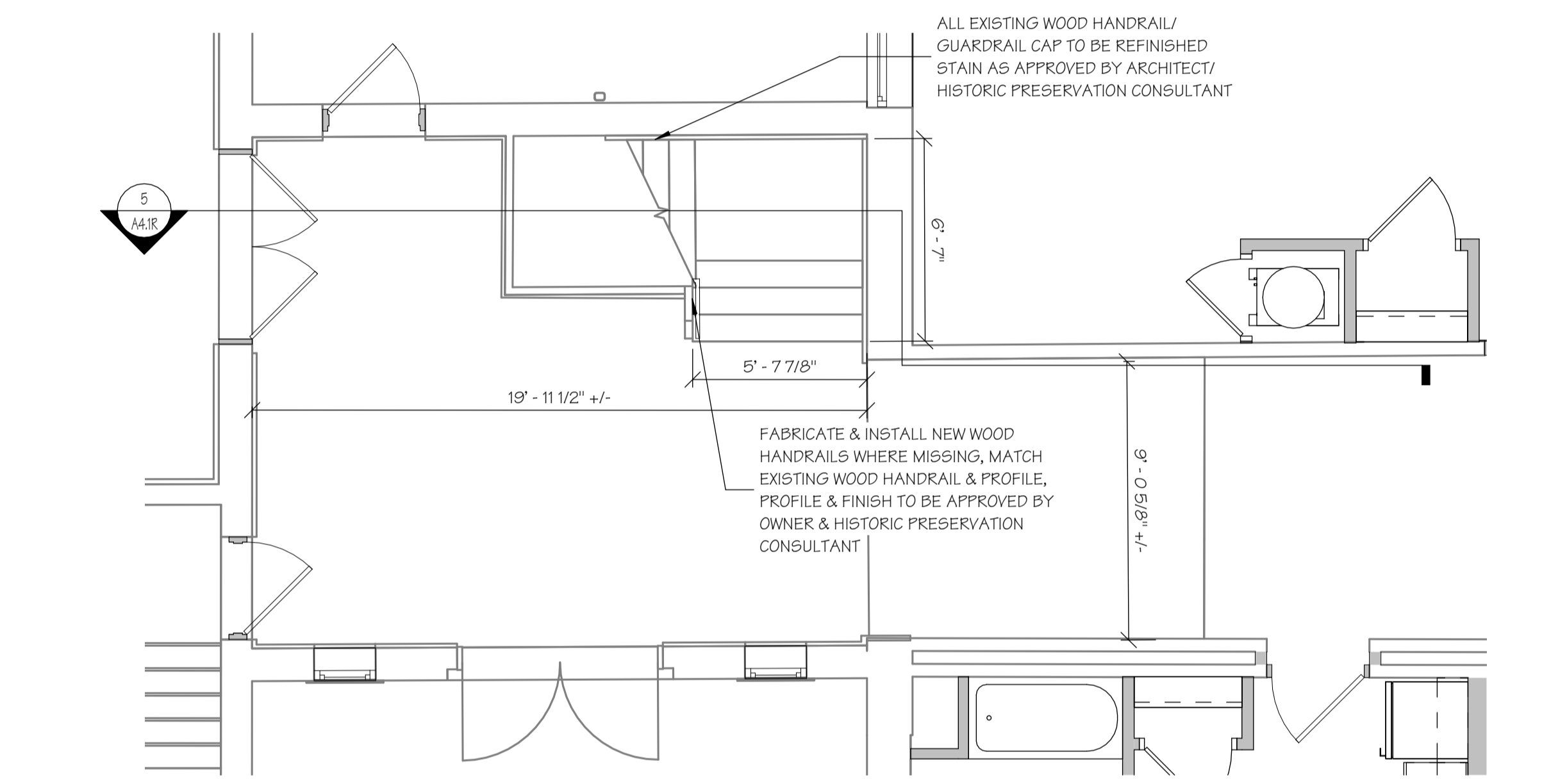
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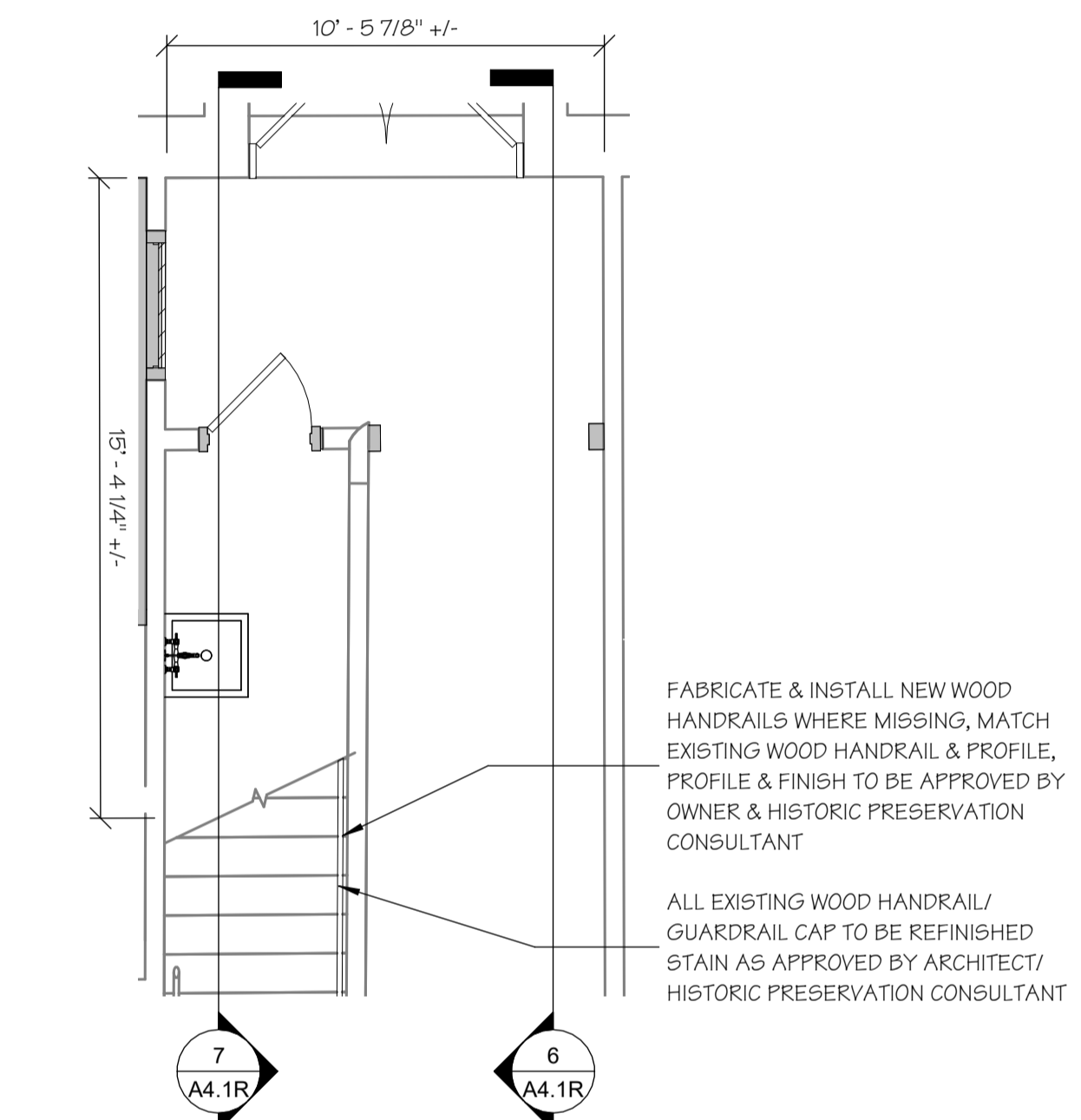
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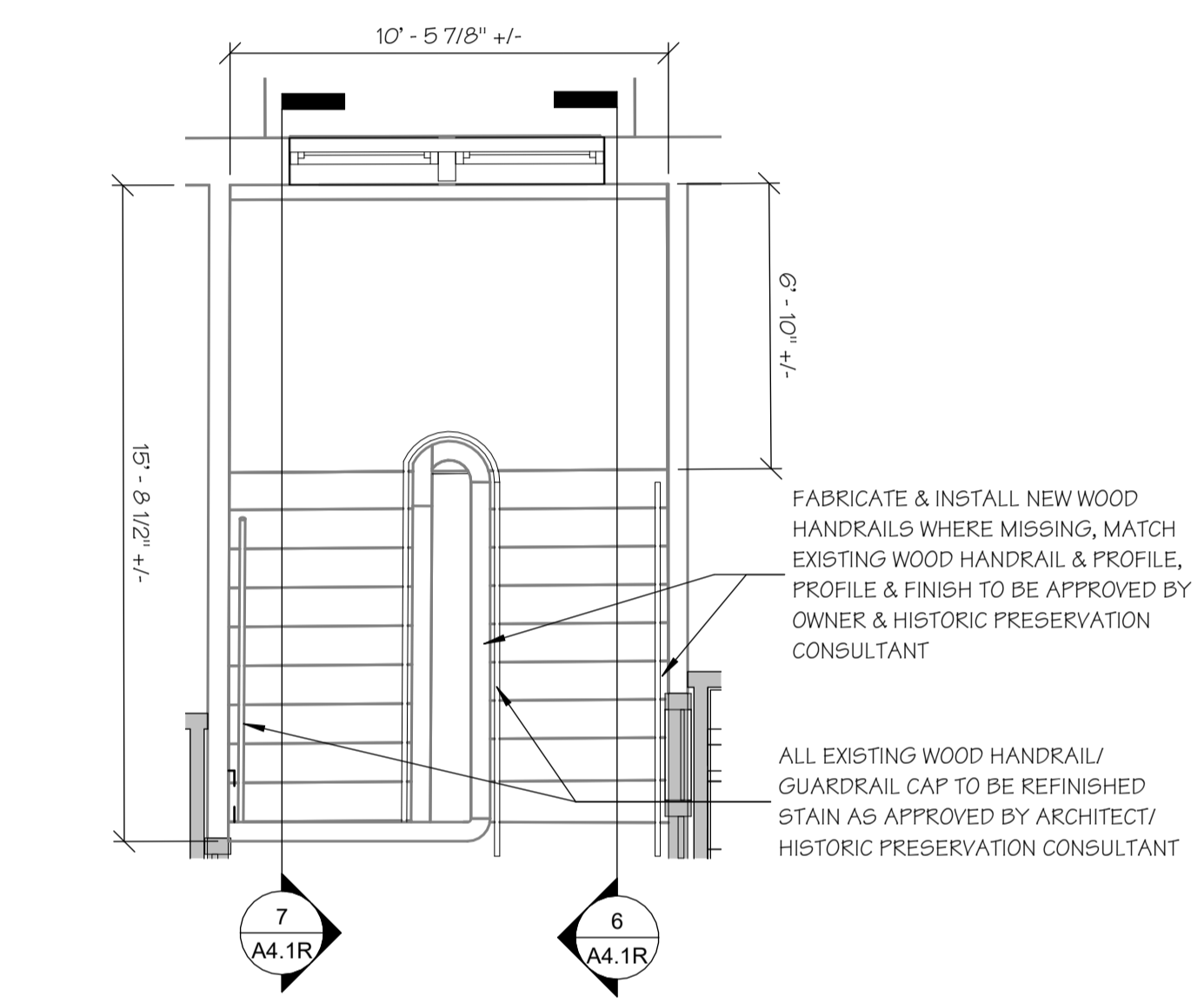
1 STAIR PLAN 1 - SECOND FLOOR  
SCALE: 1/4" = 1'-0"



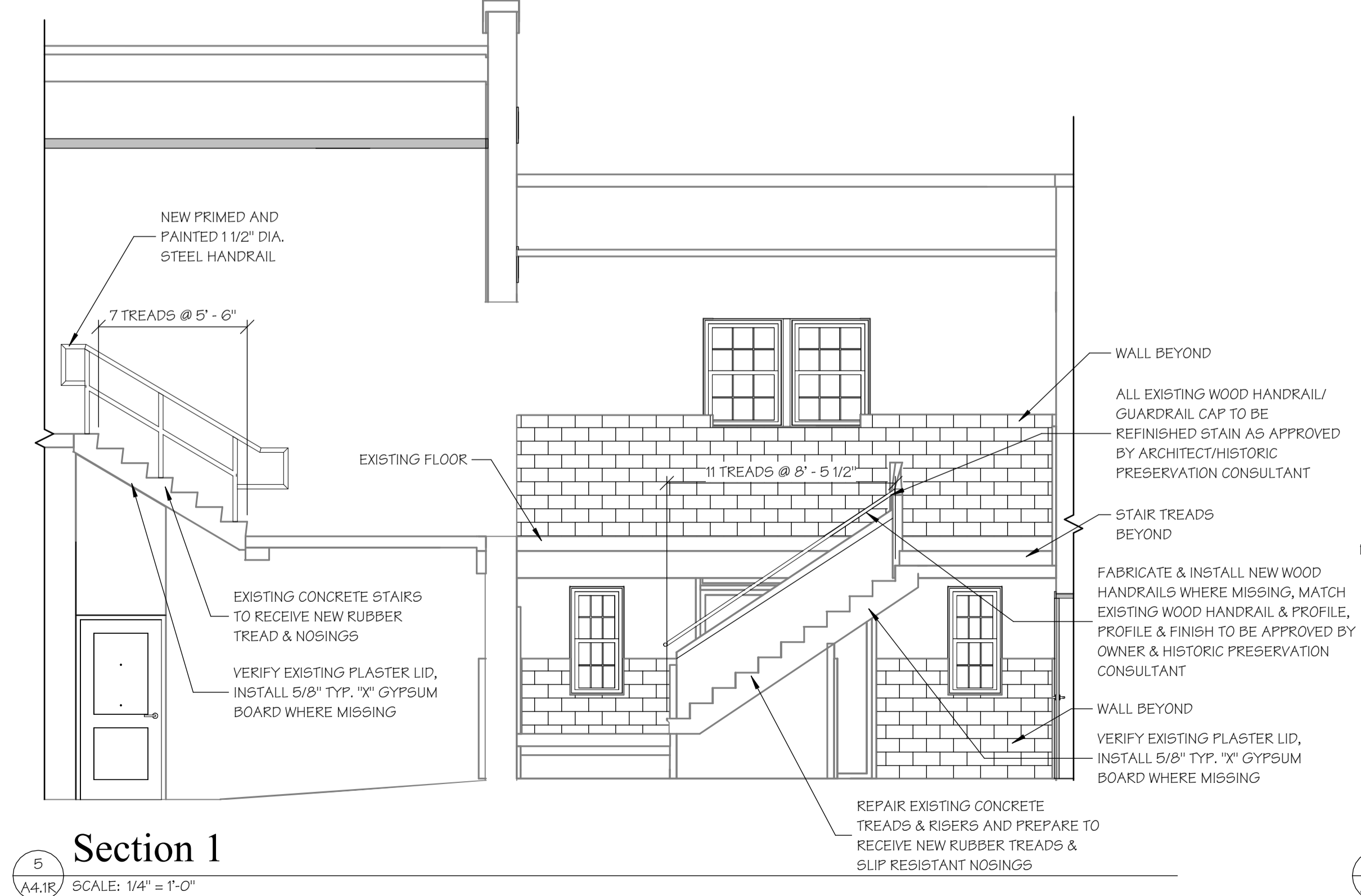
2 STAIR PLAN 1 - GROUND FLOOR  
SCALE: 1/4" = 1'-0"



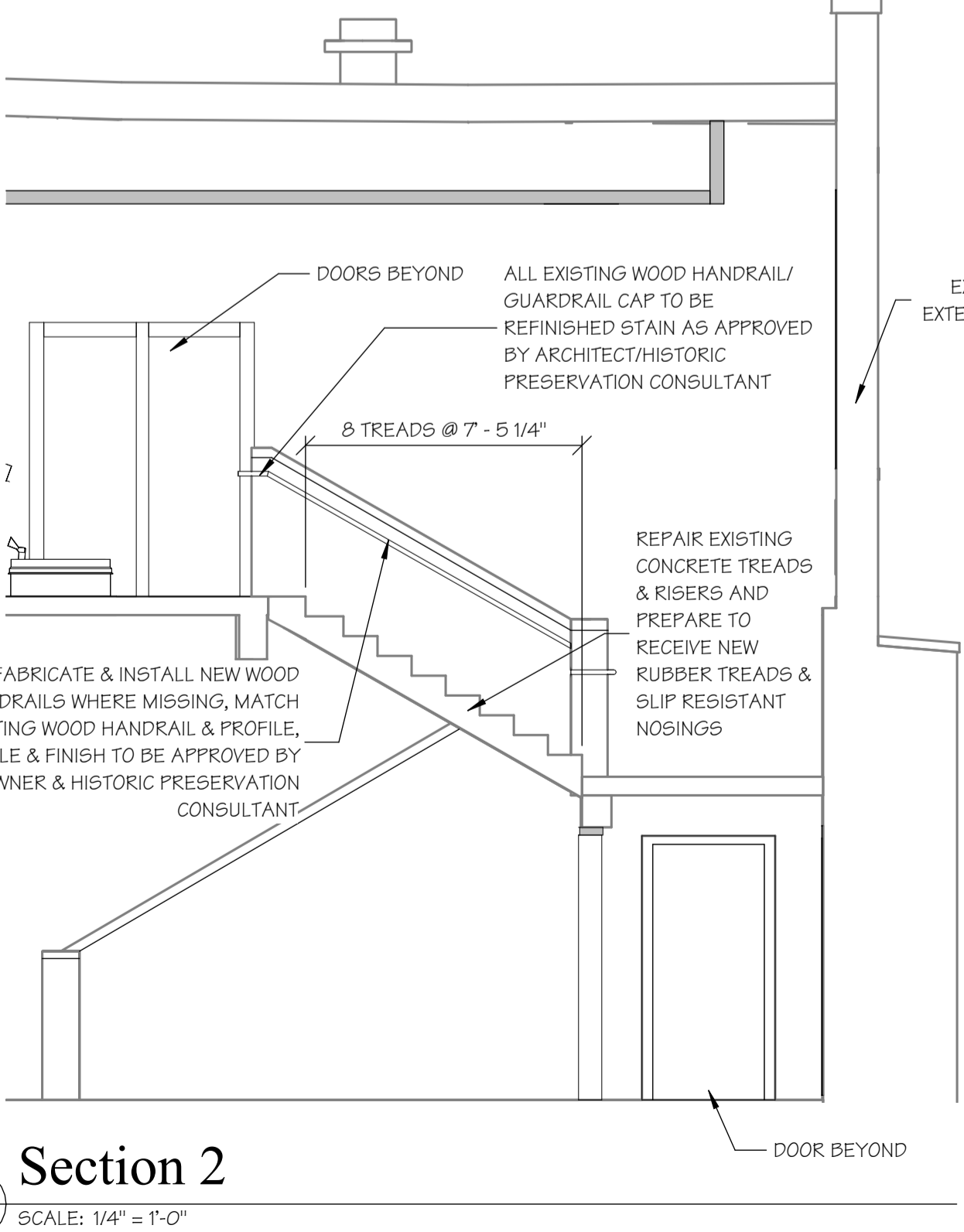
3 STAIR PLAN 2 - GROUND FLOOR  
SCALE: 1/4" = 1'-0"



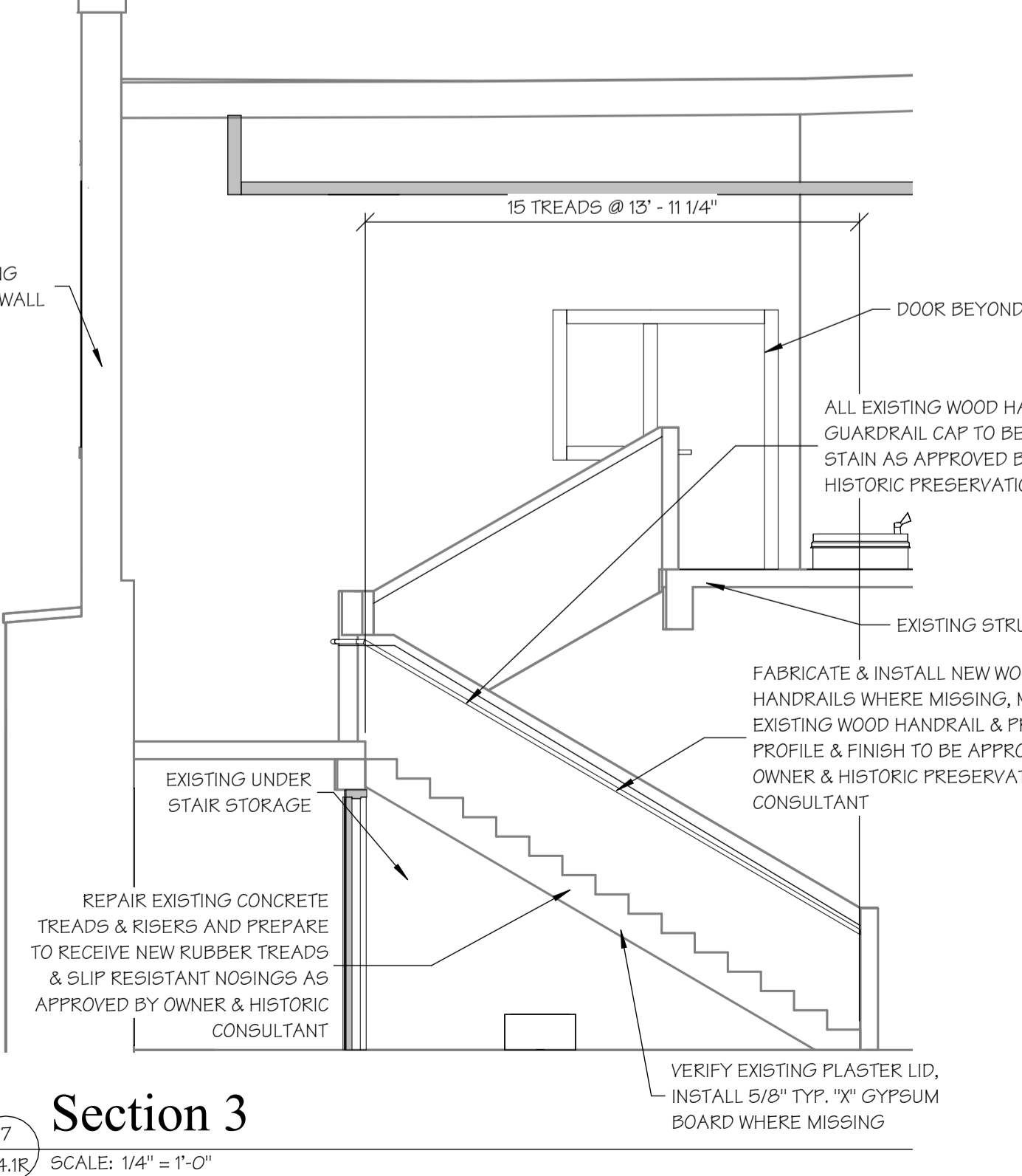
4 STAIR PLAN 2 - SECOND FLOOR  
SCALE: 1/4" = 1'-0"



5 Section 1  
SCALE: 1/4" = 1'-0"



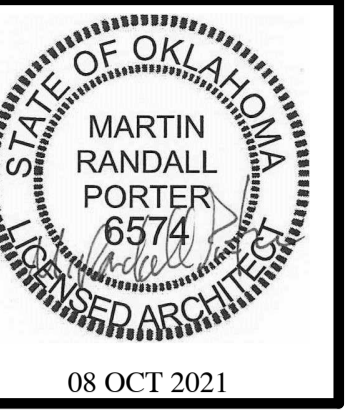
6 Section 2  
SCALE: 1/4" = 1'-0"



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

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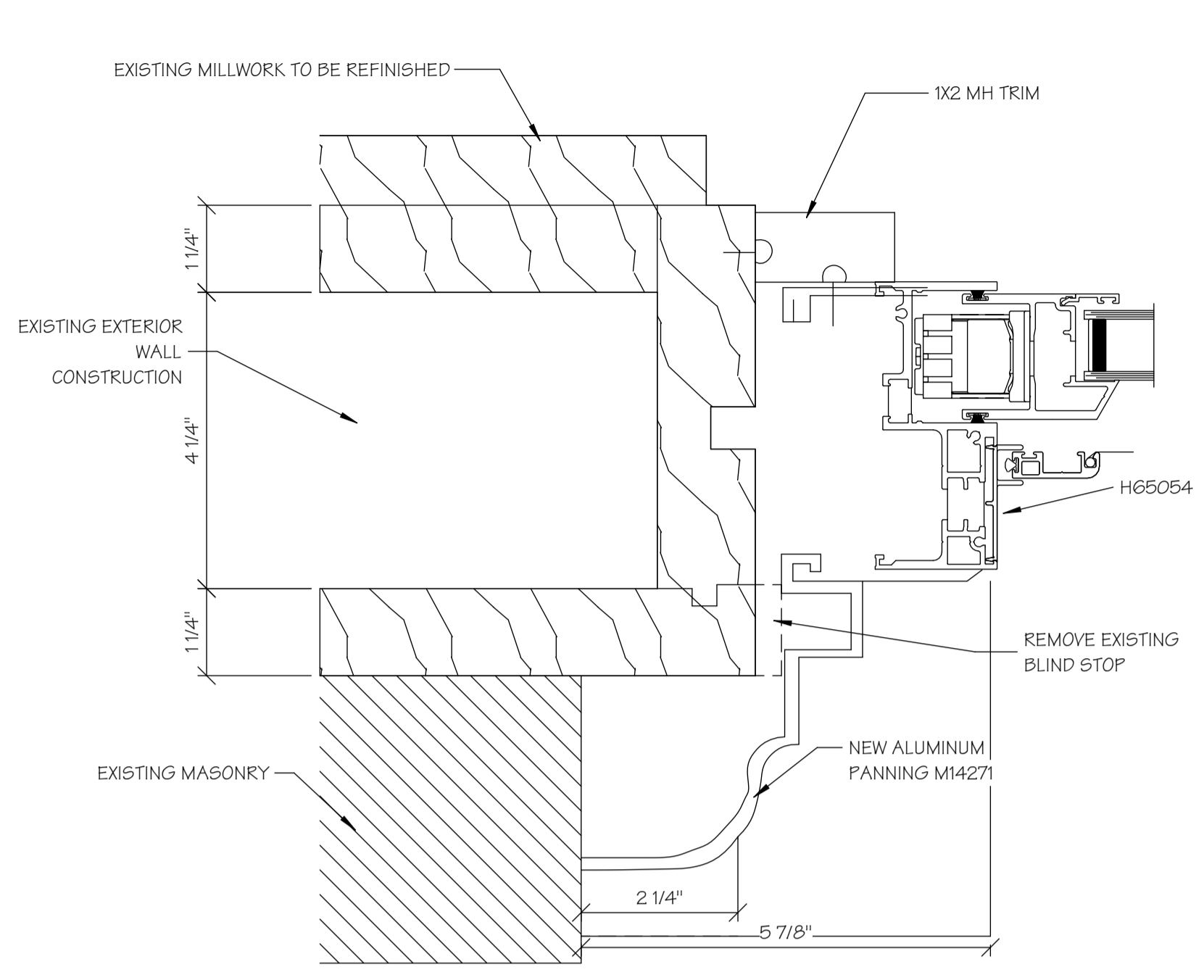
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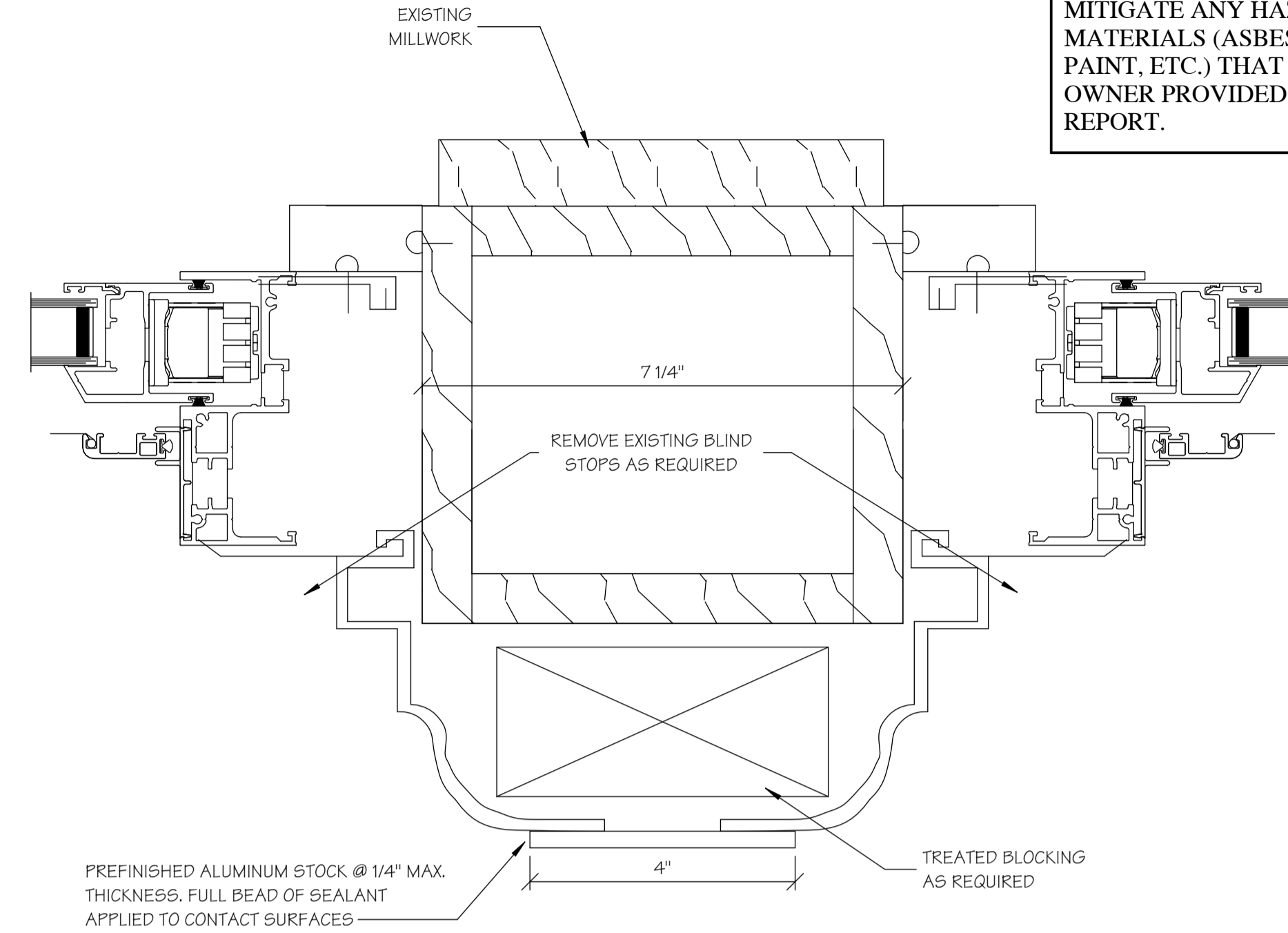
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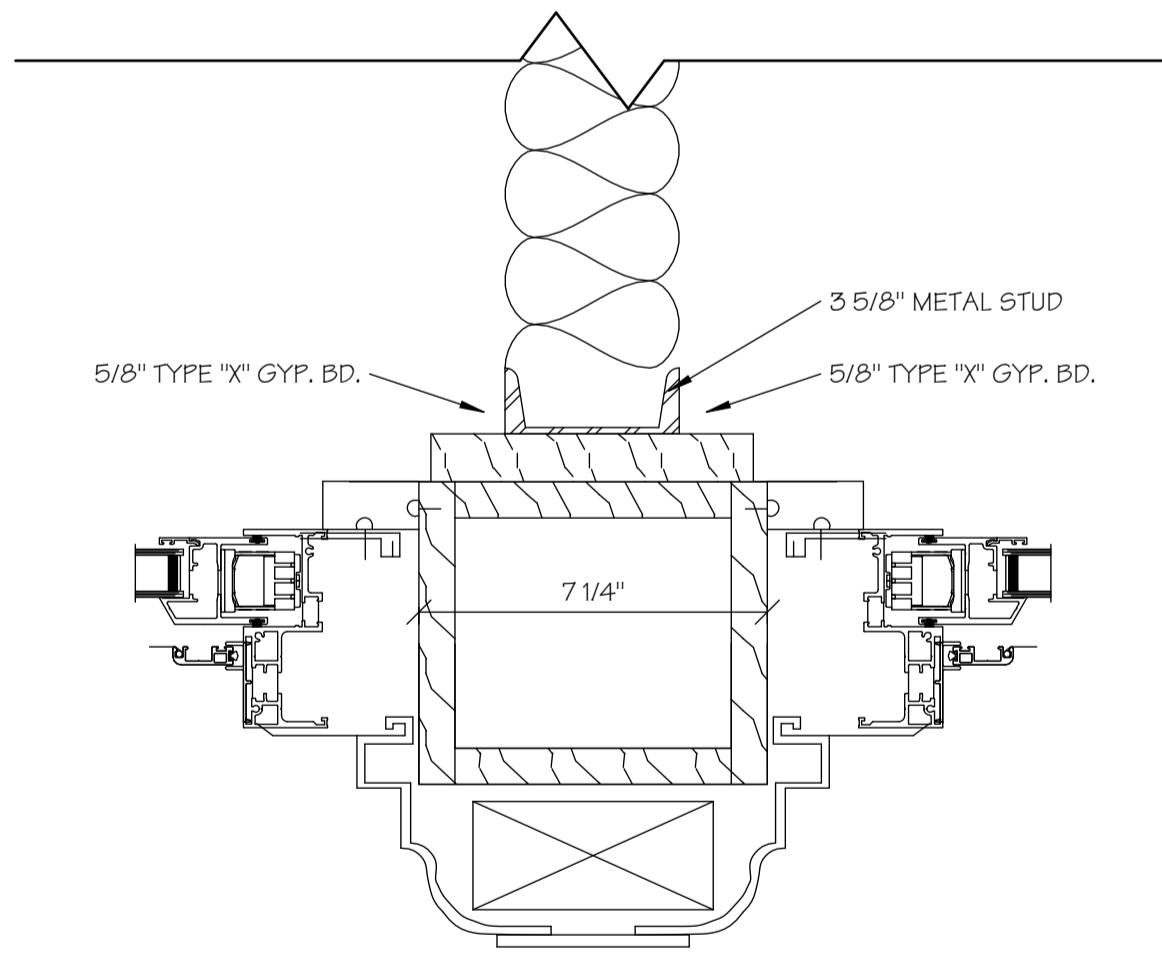


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A4.2R SCALE: 6" = 1'-0"

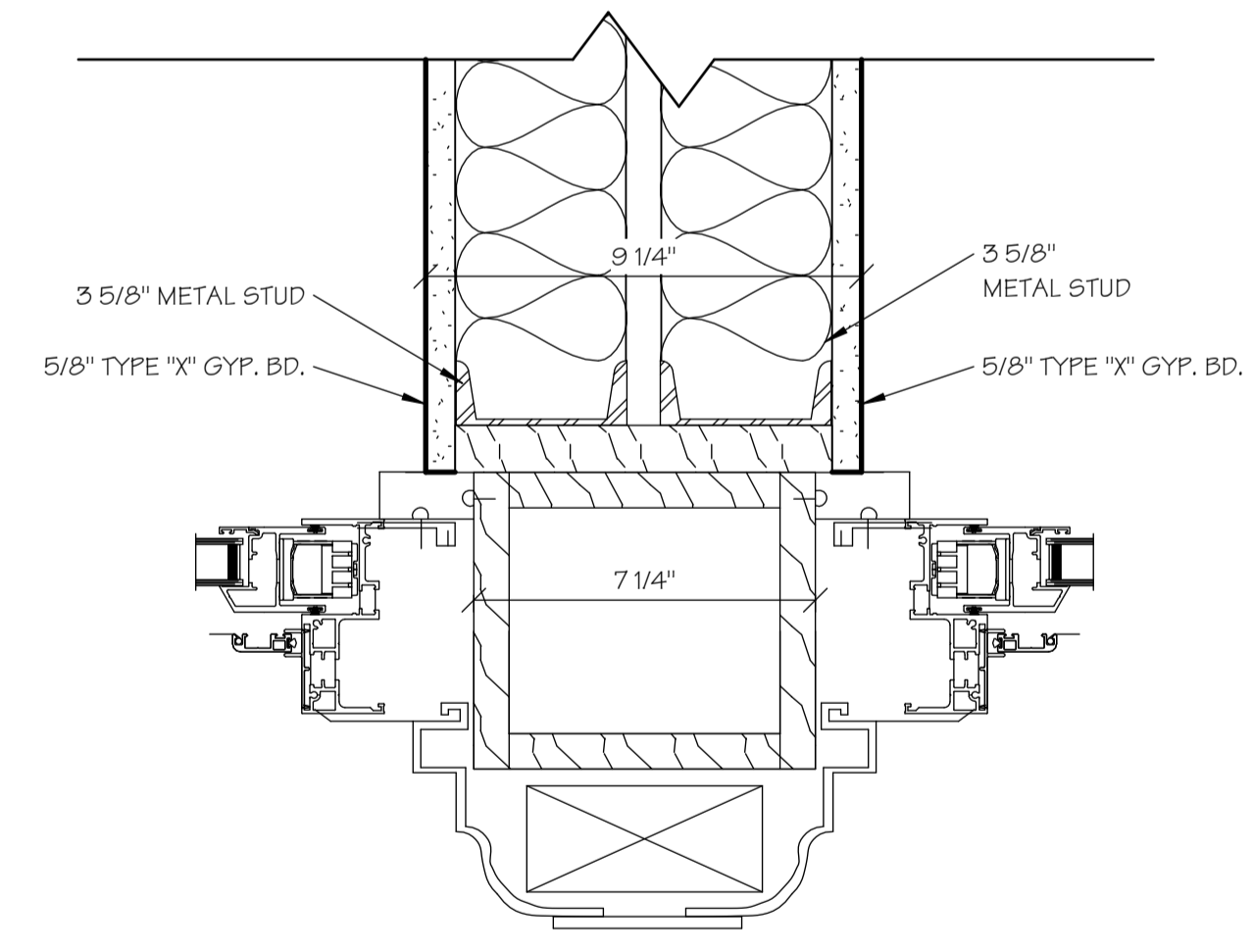


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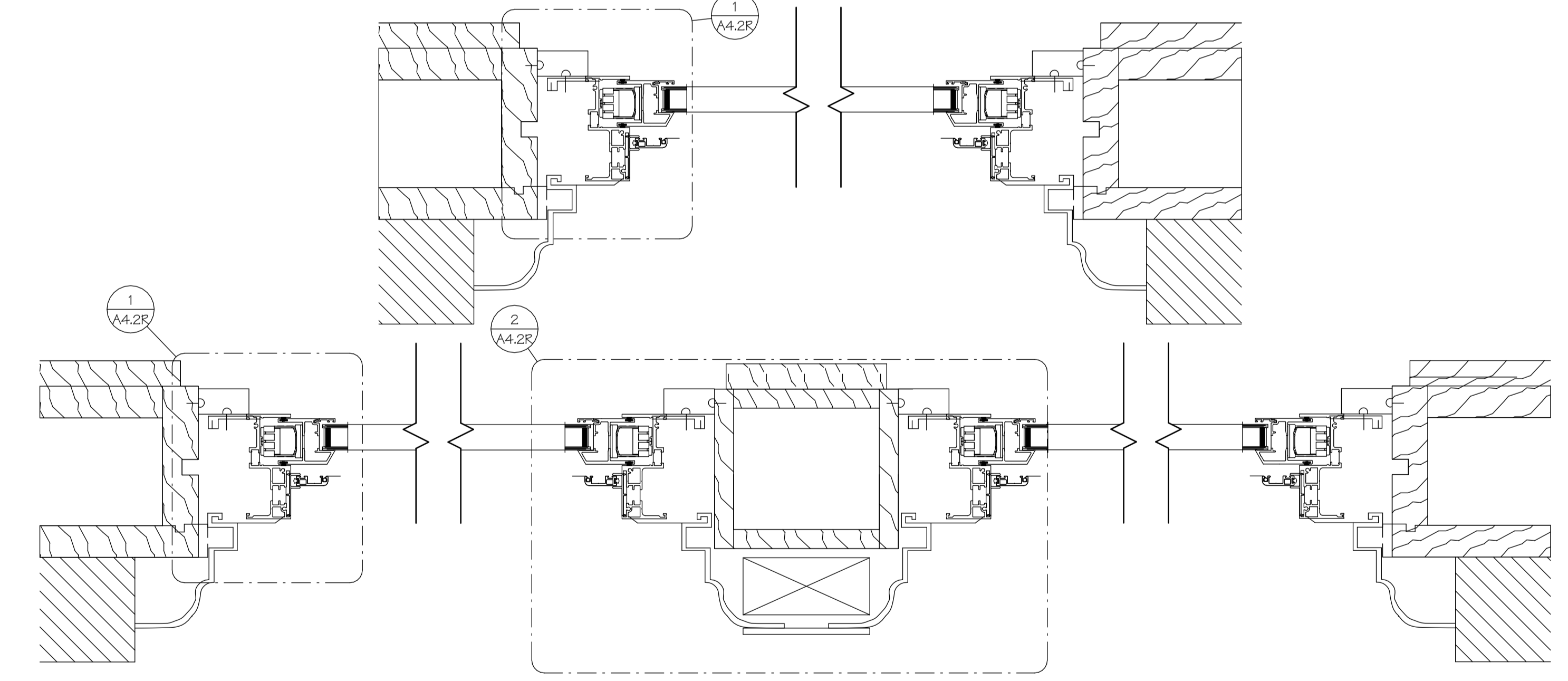
NOTE: ALUMINUM WINDOW PROFILES ARE SHOWN FOR REFERENCE ONLY FOR BASIS OF DESIGN. CONTRACTOR TO COORDINATE FINAL PROFILES WITH MANUFACTURER AND AS APPROVED BY HISTORIC PRESERVATION CONSULTANT AND ARCHITECT.



3  
A4.2R SCALE: 3" = 1'-0"



4  
A4.2R SCALE: 3" = 1'-0"



5  
A4.2R SCALE: 3" = 1'-0"

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