



Ground Floor Construction Plan - 1/4" = 1'-0"

- REVISION NOTE:**  
SEE ADDENDUM NO 3, ITEM #4 FOR CHANGE IN SCOPE AT EXISTING EXTERIOR WINDOWS.
- REVISION NOTE:**  
SEE ADDENDUM NO 3, ITEM #6 FOR VAPOR BARRIER PAINT UNDER VENEER PLASTER.
- REVISION NOTE:**  
SEE SHEET A37 FOR VESTIBULE ELEVATIONS.

**GENERAL NOTES:**

1. Unless otherwise indicated all new & existing interior stud partitions are to receive new 5/8" drywall with polished veneer plaster finish. Drywall shall apply tape and two coats of finishing compound, but shall not apply any metal trim. Corner details to be fabricated by plastering contractor.
2. Unless otherwise indicated all exterior plastered walls shall be patched for a uniform surface and shall be finished with polished veneer plaster.
3. All steel and glass windows shall have paint stripped down to bare metal. Prime with rust inhibitive paint and finish with 2 coats warm black enamel. Re-glaze.
4. Adjust rough openings of interior doors to provide full T-C finish door heights measured above new finish floor elevation.
5. All windows to receive stone sills this level. See 357/455
6. All doors and windows to receive bill-rose plaster returns.
7. See Floor Finishes Plan.
8. See Reflected Ceiling Plan.
9. See Plumbing Fixture Schedule.
10. Inspect all fireplace chimney flues and clean. Repair flues as necessary for proper and safe operation.

**GROUND FLOOR CONSTRUCTION PLAN FLAG NOTES:**

1. Install Owner provided antique stone fireplace mantle.
- 1a. New masonry firebox. Utilize existing masonry chimney flue. See A54 for details.
- 1b. New stone hearth. See details & floor finish plan.
2. Install Owner provided antique stone counters.
3. Install Owner provided antique stone sink.
4. Install Owner provided antique range. See details and elevations on Sht. A54 for exhaust hood above.
5. New 2x4 stud partition with 5/8" gip. btd. each side.
6. New door and frame in existing rough opening. See Door Schedule.
7. New door and frame in new rough opening. See Door Schedule.
8. False/fined door and frame to match adjacent doors. See Door Schedule.
9. New steel and glass door & frame to match existing in existing rough opening.
10. New steel and glass doors and frame in existing masonry opening. See Door Schedule.
11. New custom cabinets and countertop. See details.
12. New wood stairs and railing. See Sheets A50 & A51 for Stair Details.
13. Close up existing opening. Patch to match.
14. New 2x stud partition within existing arch way with 5/8" gip. btd. both sides. Patch to match. Provide bullnose at edges and corners. Decorative brackets to remain. Finish opening T-C high.
15. New circular stair and rolling. See Sheet A51.
16. Install dishwasher provided by Owner. Provide plumbing and electrical rough-ins.
17. All base cabinets in this room are to be NEW. ~~Existing cabinets are to be removed.~~ All countertops in this room new stone as selected by owner. See sheet A23 for elevations, detail plan & related requirements.
18. Reinstall existing sink & new countertop mount faucet.
19. Install refrigerator freezer provided by Owner.
20. New location of electrical panel. See also Electrical/ Lighting Plans.
21. Modify masonry & finish opening to match openings at north & south ends of Entry Hall 103, including decorative brackets at head. Provide steel lintel as necessary. Patch & finish to match.
22. Fur wall with 5/8" drywall on 2x4's @16" OC ftd. Polished plaster veneer finish.
23. Polished plaster finish.
24. New steel & glass window to match existing. Paint.
25. New shelves in existing recesses - see 3/A/21.
26. Fur wall in continuous plane as necessary for plumbing soil stack from Water-closet above.
27. Patch wall at chase to match adjacent wall.
28. Install wire cooler provided by Owner. Provide electrical and plumbing connections as necessary.
29. Install Owner provided Azulejo tile mural approx. 34"W x 51"H, with custom plaster frame. Center on wall. Details to follow.

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CONSULTANTS:

**KEANAN RESIDENCE REMODELING**  
3125 E. EXPOSITION  
DENVER, COLORADO

MARK	DATE	DESCRIPTION
Δ	4/20/24	typical updates
Δ	4/10/24	updates
Δ	3/20/24	updates
Δ	2/10/24	updates

PROJ. NO.: 090408  
CAD FILE NAME: 081 Fir Constr Plan  
DRAWN BY: RRL  
CHECKED BY: RRL  
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SHEET TITLE  
SHEET NUMBER  
**A11**  
OF

**1ST FLOOR CONSTRUCTION PLAN**