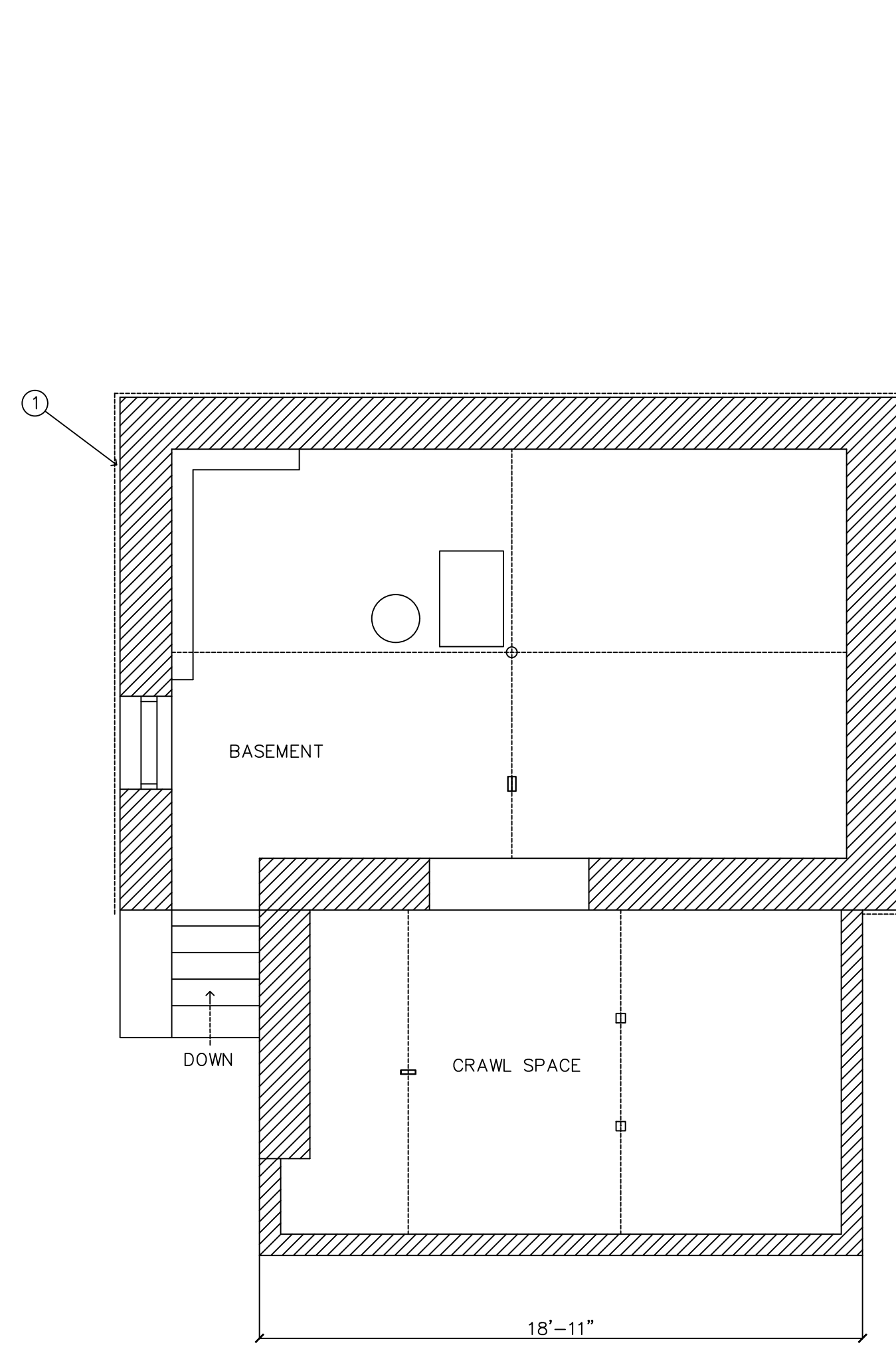


GENERAL NOTES

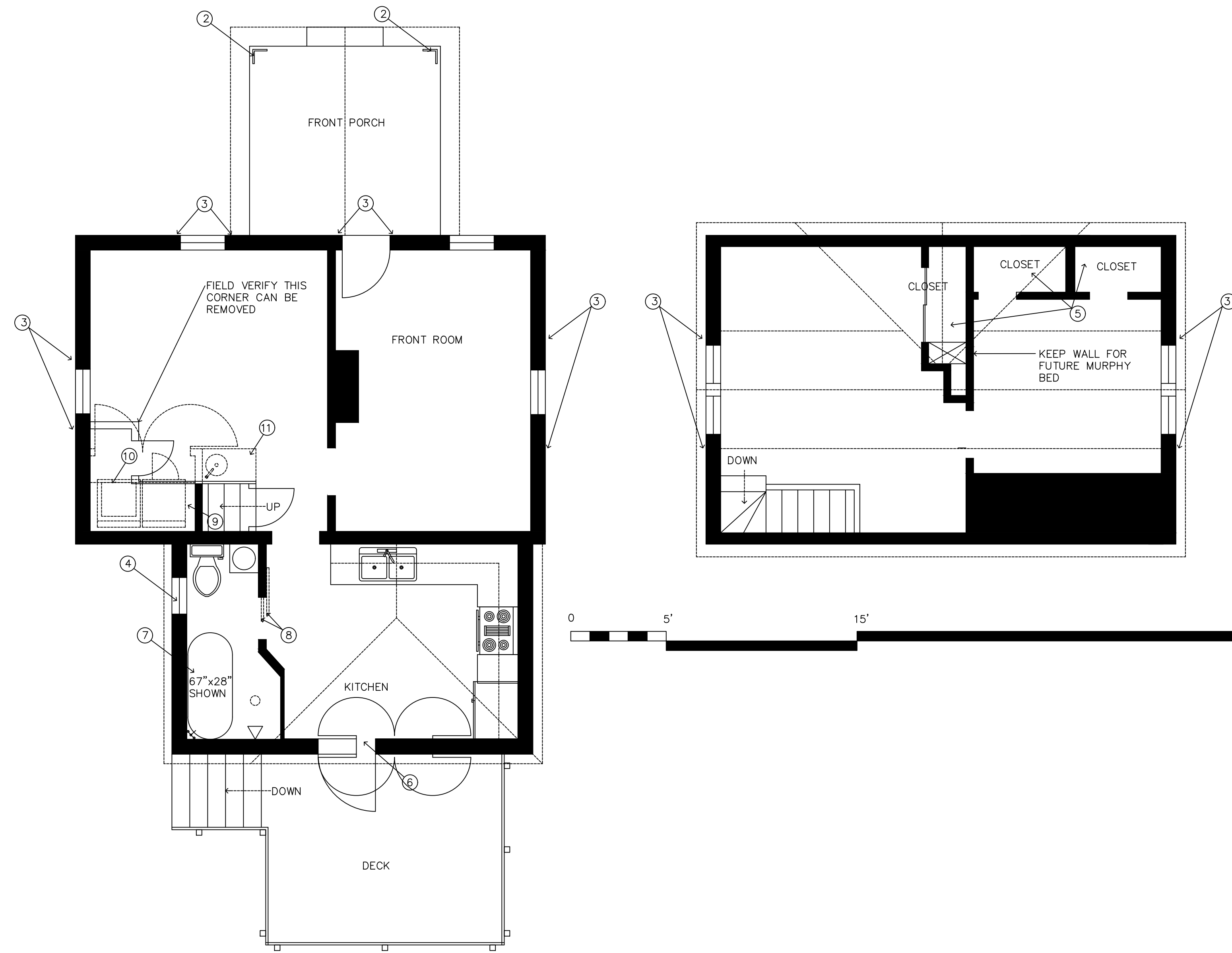
1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE 2012 IBC, 2012 IMC & 2012 IPC BUILDING CODE OR AS ADOPTED BY THE CITY OF ST. MARY'S.
2. ALL EXISTING PROPERTY NOT SCHEDULED FOR DEMOLITION SHALL NOT BE DAMAGED.
3. NOTIFY THE ARCHITECT OF CONDITIONS WHICH VARY FROM THOSE SHOWN PRIOR TO PROCEEDING WITH THE WORK.
4. TYP. = TYPICAL = NOTES OR DESCRIPTIONS OF WORK WHICH APPLY TO ALL SIMILAR CONDITIONS WHETHER OR NOT SPECIFICALLY NOTED BUT REASONABLY INFERRED.
5. THE ARCHITECT INCURS NO LIABILITY FOR ANY WORK WHICH DOES NOT STRICTLY FOLLOW THE INFORMATION PROVIDED IN THE DRAWINGS AND OR SPECIFICATIONS, NOR FOR ANY DESIGN OR OTHER WORK PERFORMED BY OTHERS ON THIS PROJECT.

WORK NOTES

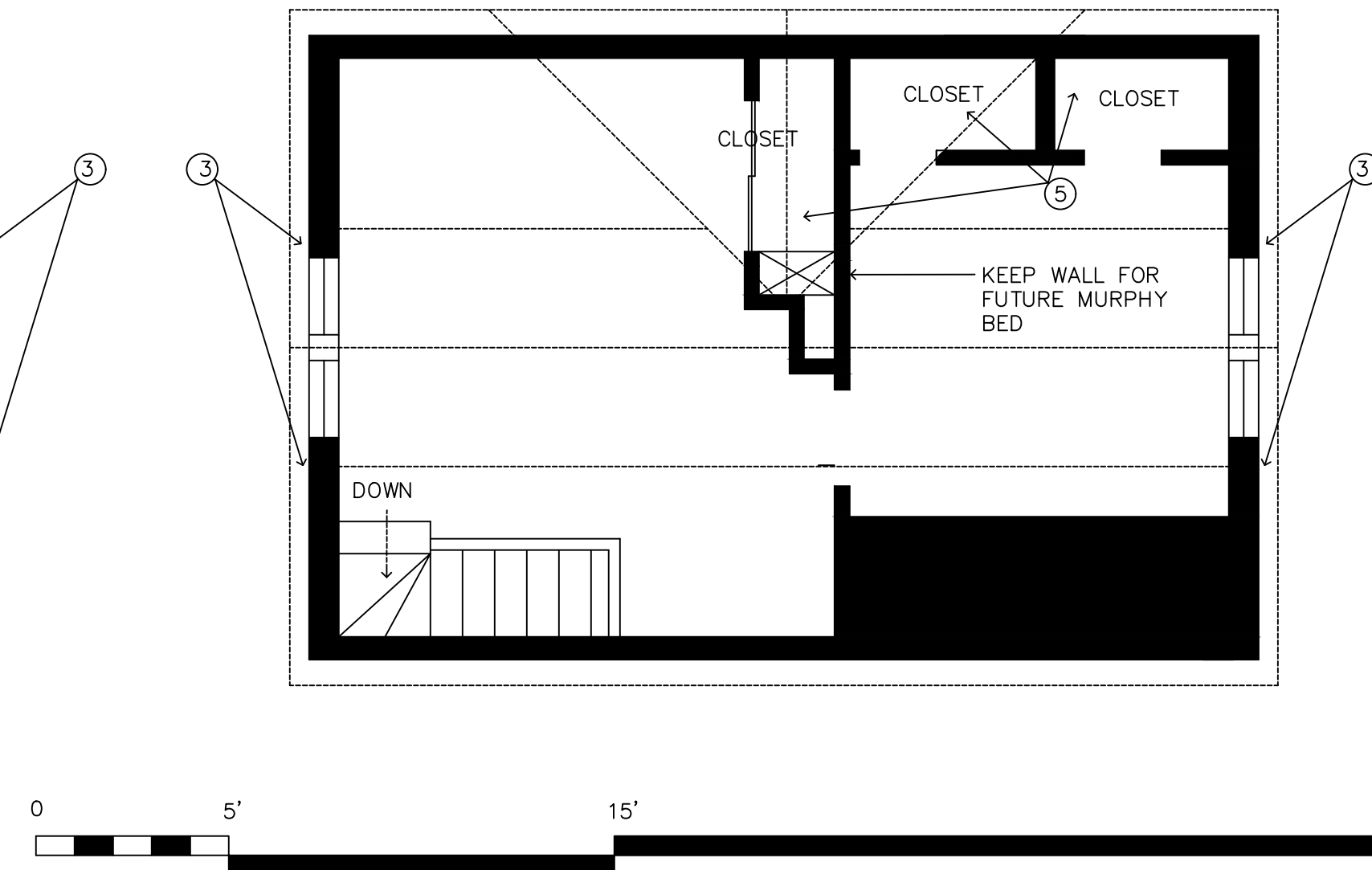
- ① FOUNDATION WORK – USING BUILDING JACKS ATTEMPT TO TAKE THE SLOPE OUT OF THE MAIN FLOOR. IT IS BELIEVED TO HAVE BEEN CAUSED BY TERMITES AND SOME REPAIR WORK WAS DONE. THE SILL PLATE ON THE EXTERIOR OF THE HOUSE HAS BEEN EATEN THROUGH AND NEEDS REPAIRED AS PART OF THIS WORK. ONCE ALL LEVELING HAS BEEN ACCOMPLISHED AS MUCH AS POSSIBLE INSERT A SILL PLATE, SHORE FLOOR JOIST AND INSTALL NEW STONES AND MORTAR ON THE EXTERIOR OF THE BUILDING. THIS WORK SHALL BE DONE IN A CAREFUL GRADUAL MANNER SO THAT IT DOES NOT CAUSE MORE PROBLEMS THAN IT FIXES. PARTICULARLY WITH THE INTERIOR AND EXTERIOR WALL FINISHES. PAY ATTENTION TO ANY CHANGES.
- ② PORCH COLUMNS – REPLACE EXISTING NON PERIOD METAL PORCH SUPPORT COLUMNS WITH NEW PORCH COLUMNS – DESIGN TO BE DETERMINED
- ③ REMOVE EXISTING SHUTTERS AND POWER WAS THE VINYL SIDING– CAULK SCREW HOLES WITH MATCHING COLOR CAULK OR PAINTABLE CAULK AND MATCH SIDING COLOR
- ④ BATHROOM WINDOW – INSTALL A BATHROOM WINDOW MATCHING THE REST OF THE HOUSE WINDOWS.
- ⑤ SECOND FLOOR NORTH WINDOW – REMOVE THE CLOSETS ON THE SECOND FLOOR. LOCATE THE NORTH WINDOW AND REMOVE THE WALL PANELING. INSTALL NEW WINDOW MATCHING THE REST OF THE HOUSE WINDOWS. TRIM WINDOW MATCHING THE TRIM OF THE REST OF THE HOUSE.
- ⑥ EXTERIOR KITCHEN DOOR – REMOVE EXISTING DOOR AND INSTALL NEW EXTERIOR INSULATED FRENCH DOORS IN-SWINGING WITH OUT-SWINGING SCREEN DOORS. DO NOT INSTALL 6' WIDE FRENCH DOORS. INSTALL NEW DOOR SUCH THAT THE IN SWINGING DOOR WILL RETURN AGAINST THE INTERIOR WALL AND BE OUT OF THE WAY WHEN OPEN. PROBABLY A 4' WIDE, OR PUT ANOTHER WAY 2 TWO FOOT WIDE DOORS.
- ⑦ REMODEL BATHROOM – STRIP OFF ALL FLOORING, REMOVE ALL INTERIOR WALL FINISHES DOWN TO THE STUDS, REMOVE EXISTING BUILT IN STORAGE CABINET. RE-PLUMB BATHROOM FOR NEW FIXTURES AS SHOWN TO INCLUDE A FLOOR DRAIN, WALL SHOWER AND NEW TUB. INSTALL VAPOR BARRIER ON WALLS AND FLOOR. INSTALL TILE BACKER BOARD OR MY PREFERENCE CONCRETE BOARD ON ALL WALLS AND FLOOR IN THE BATHROOM. TILE ALL WALLS AND FLOOR, PATTERN AND TILE TO BE DETERMINED. REPLACE LIGHT FIXTURES AND PAINT CEILING.
- ⑧ REMOVE EXISTING BATHROOM DOOR AND INSTALL NEW POCKET DOOR. IF POCKET DOOR CANNOT GO INSIDE THE WALL DUE TO THE POSSIBILITY OF THE WALL BEING A STRUCTURAL WALL INSTALL A SURFACE MOUNTED POCKET DOOR ON THE KITCHEN SIDE OF THE WALL.
- ⑨ NEW LAUNDRY LOCATION – CAREFULLY ASCERTAIN THE BEARING POINTS OF THE EXISTING STAIRS. THE NEW LAUNDRY CLOSET CONFIGURATION WILL NEED TO PICK UP THAT LOAD AND TRANSFER IT DOWN TO THE FLOOR JOIST WHICH IN TURN WILL NEED TO TRANSFER THAT LOAD TO THE GROUND. CONFIGURE LAUNDRY ROOM AS SHOWN ON PLANS. CONFIRM THAT THE HEIGHT OF THE DRYER FITS UNDER THE STAIRS IN THE POSITION SHOWN PRIOR TO STARTING ANY WORK. PROVIDE PAN FOR WASHING MACHINE TO SIT IN AND DRAIN LINE FROM IT. PLUMB WATER LINES AND DRAIN LINES. INSTALL NEW ELECTRICAL SERVICE FOR BOTH THE WASHER AND DRYER, INSTALL NEW VENT THROUGH WALL.
- ⑩ NEW HEADER LOCATION PICKING UP STAIR LOAD. FIELD VERIFY
- ⑪ NEW WET BAR AND CABINET. CONSIDER RE-PURPOSED FURNITURE
- ⑫ INFILL NEW DECORATIVE PANEL OR SIDE LIGHT.



① EXISTING BASEMENT PLAN
A1 1/4" = 1'-0"



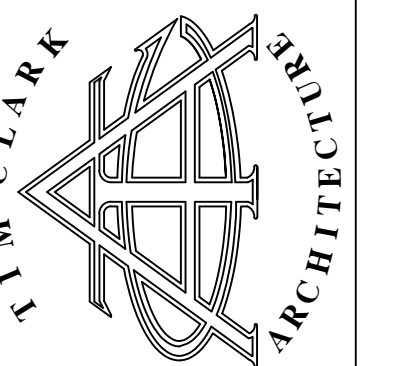
② EXISTING FIRST FLOOR PLAN
A1 1/4" = 1'-0"



③ EXISTING SECOND FLOOR PLAN
A1 1/4" = 1'-0"

RESIDENTIAL REMODEL
506 MAPLE
ST. MARY'S, KANSAS
OWNER: HEATHER MARTINEZ

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DESIGNED BY: TJC
 DRAWN BY: TJC
 CHECKED BY:
 REVISED:

SCHEMATIC

A1

SHEET 1 OF 1