

1 LEVEL 1

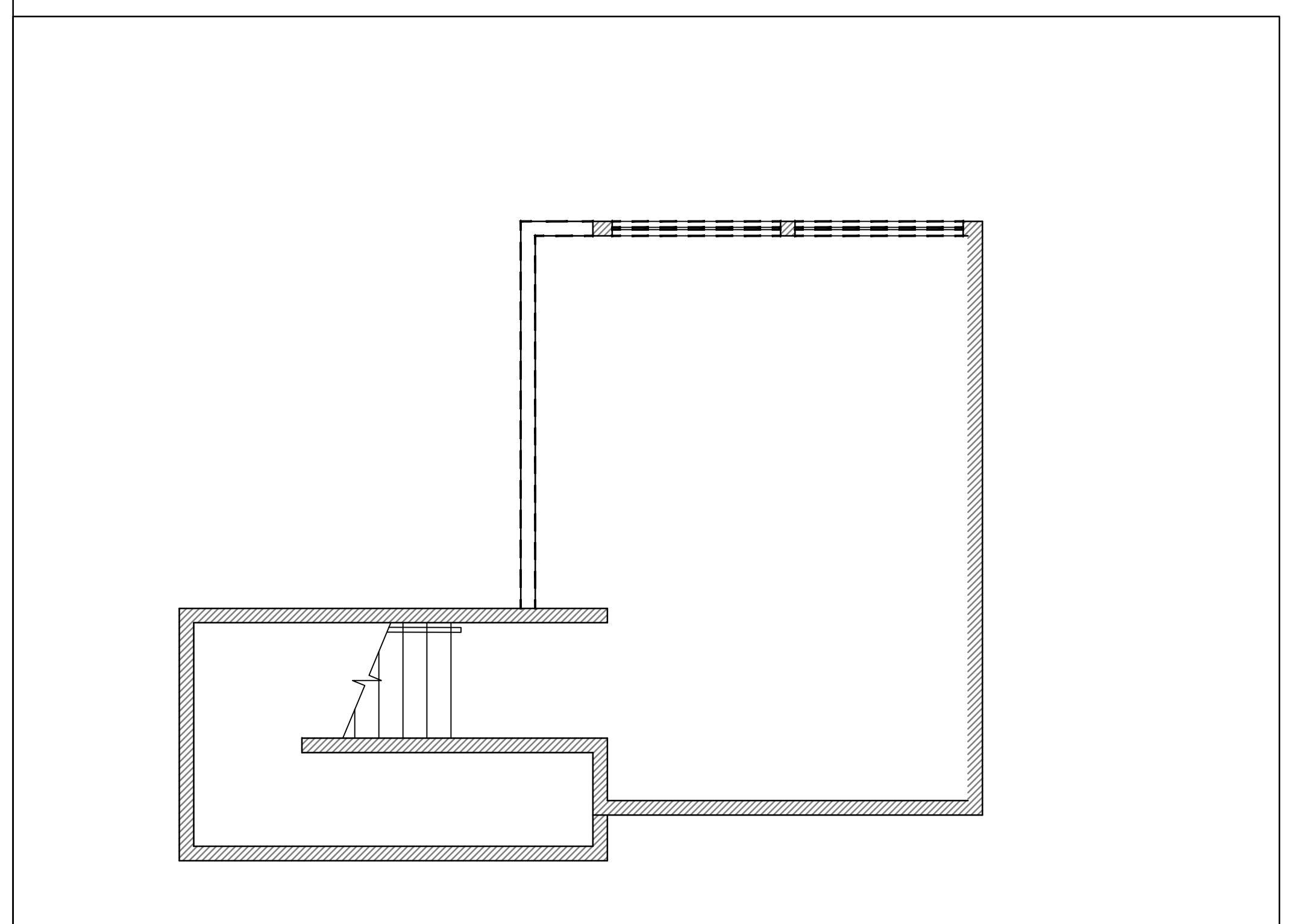
SCALE: 1'-0" = 1/2"

GENERAL NOTES

DEMO EXISTING WALLS, BASE, GLAZING, PLUMBING AND MILLWORK WHERE INDICATED. PATCH AND REPAIR AS NEEDED.

KEYNOTES

- ① REMOVE POPCORN CEILINGS THROUGHOUT. TYP. PATCH AND REPAIR.
- ② REMOVE EXISTING BASE AND WINDOW CASINGS. PATCH AND REPAIR WALLS AS NEEDED. (ID.5X)
- ③ REMOVE EXISTING FLOORING. PATCH AND PREP SURFACE. U.N.O.
- ④ REMOVE EXISTING PENDANT/CEILING LIGHT FIXTURES THROUGHOUT. U.N.O.
- ⑤ DEMO EXISTING HEADER AND PARTIAL WALL AT KITCHEN. CONTRACTOR/ARCHITECT TO CONFIRM NOT LOAD BEARING. PATCH AND REPAIR ADJACENT WALLS AS NEEDED.
- ⑥ DEMO EXISTING KITCHEN MILLWORK AND APPLIANCES. PATCH AND REPAIR ADJACENT WALLS AS NEEDED.
- ⑦ DEMO SEATING PIT STAIRS, BENCHES, AND RAILING. PATCH AND REPAIR ADJACENT WALLS AS NEEDED.
- ⑧ REMOVE SEATING PIT AREA. BUILD UP FLOOR LEVEL FLUSH TO MAIN LEVEL.
- ⑨ REMOVE EXISTING FIREPLACE FACADE AND INSERT. PATCH AND REPAIR ADJACENT WALLS AS NEEDED.
- ⑩ DEMO CLOSET DOORS. PATCH AND REPAIR WALL AS NEEDED.
- ⑪ DEMO EXISTING PARTITIONS, WALL COVERINGS, LAV SINKS/FIXTURES MIRRORS, OVERHEAD LIGHTING, CABINETRY AND COUNTERTOP. PATCH AND REPAIR ADJACENT WALLS AS NEEDED.
- ⑫ REMOVE EXISTING PANELING IN CONF RM. PATCH AND REPAIR ADJACENT WALLS AS NEEDED.
- ⑬ REMOVE EXISTING WINDOWS IN GAME RM. PATCH AND REPAIR ADJACENT WALLS AS NEEDED.
- ⑭ REMOVE PONY WALL IN GAME RM. PATCH AND REPAIR ADJACENT WALLS AS NEEDED.
- ⑮ REMOVE EXISTING PANELING IN GAME RM. PATCH AND REPAIR ADJACENT WALLS AS NEEDED.
- ⑯ DEMO EXISTING EXTERIOR STAIRS, TILE, RAILINGS AND RETAINING WALL AS SHOWN.



2 LEVEL 2

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

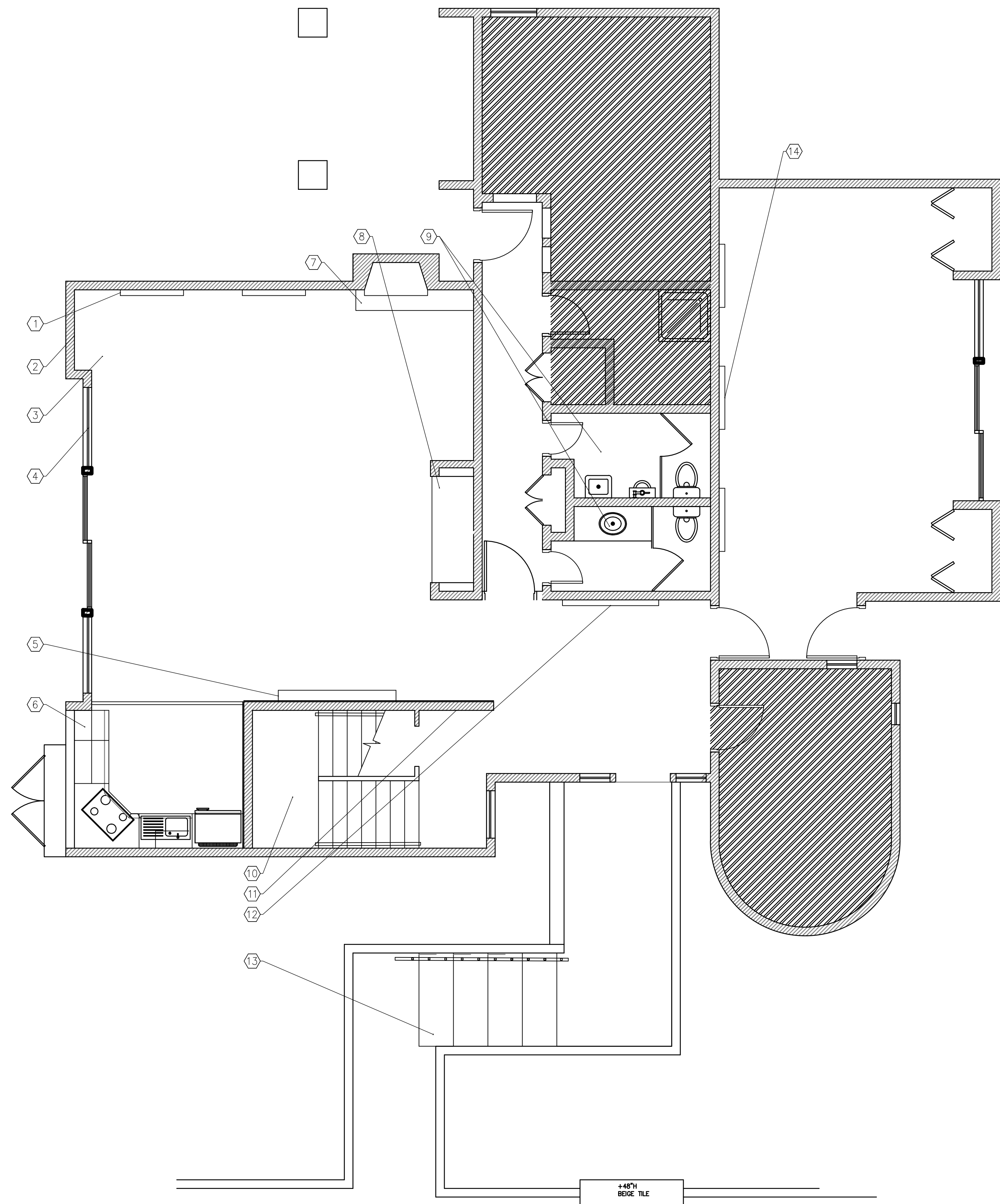
DEMO PLAN
LEVEL 1 AND 2

No.	Revision/Issue	Date

Site Name and Address

PHOAC- HILL 'N DALE
7770 MARGERUM AVE
SAN DIEGO, CA 92120

Project 7770	Sheet ID-1.1
Date 8/23/2016	
Scale AS NOTED	



1 LEVEL 1

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

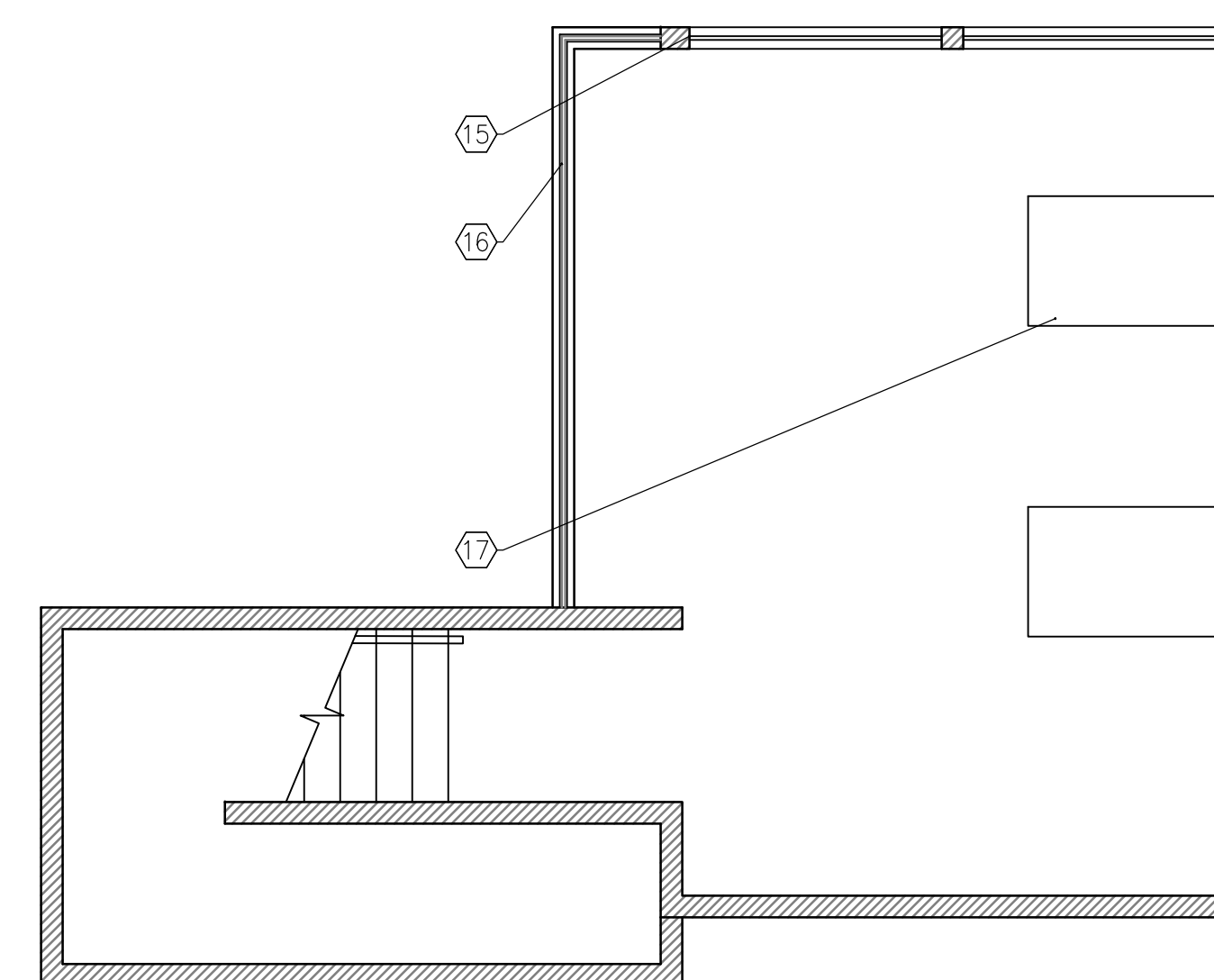
GENERAL NOTES

FOR REFERENCE AND PLANNING PURPOSES ONLY. ALL DIMENSIONS TO BE VERIFIED BY LICENSED ARCHITECT AND CONTRACTOR. NOT FOR CONSTRUCTION PURPOSES.

THIS PLAN MUST BE VERIFIED FOR CODE COMPLIANCE.

KEYNOTES

- ① INSTALL NEW MILLWORK FEATURE WALL IN MAIN ROOM. (ID.5X)
- ② INSTALL NEW BASE THROUGHOUT. U.N.O. REFER TO FINISH PLAN (ID-7.0)
- ③ INSTALL NEW FLOORING THROUGHOUT. U.N.O. REFER TO FINISH PLAN (ID-7.0)
- ④ OWNER TO PROVIDE AND INSTALL NEW ROLLER SHADE WINDOW TREATMENTS. TYP. U.N.O.
- ⑤ INSTALL NEW 8"D X 42"H BUILT-IN BAR TOP. (ID-5.0)
- ⑥ REFER TO ID-5.0 FOR KITCHEN DETAILS.
- ⑦ INSTALL NEW FIREPLACE INSERT (SPEC) AND STONE FIREPLACE SURROUND. (ID-5.0)
- ⑧ INSTALL NEW MILLWORK CABINETRY WITH STONE COUNTERTOP TO HOUSE AUDIO/STORAGE. (ID-5.0)
- ⑨ REFER TO ID-5.X FOR RESTROOM FINISH DETAILS.
- ⑩ REFER TO ID-5.X FOR STAIRWELL FINISH DETAILS.
- ⑪ REPAIR INTERIOR WALLS AND DOORS. REFER TO FINISH PLAN. (ID-7.0)
- ⑫ INSTALL NEW MILLWORK FEATURE WALL IN ENTRY VESTIBULE. (ID.5X)
- ⑬ REFER TO ID-5.X FOR EXTERIOR STAIRS, WALKWAY, AND RETAINING WALL DETAILS.
- ⑭ INSTALL NEW MILLWORK FEATURE WALL IN CONF RM. (ID.5X)
- ⑮ REFER TO ID-5.X FOR EXTERIOR STAIRS, WALKWAY, AND RETAINING WALL DETAILS.
- ⑯ INSTALL NEW MILLWORK FEATURE WALL IN CONF RM. (ID.5X)



2 LEVEL 2

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

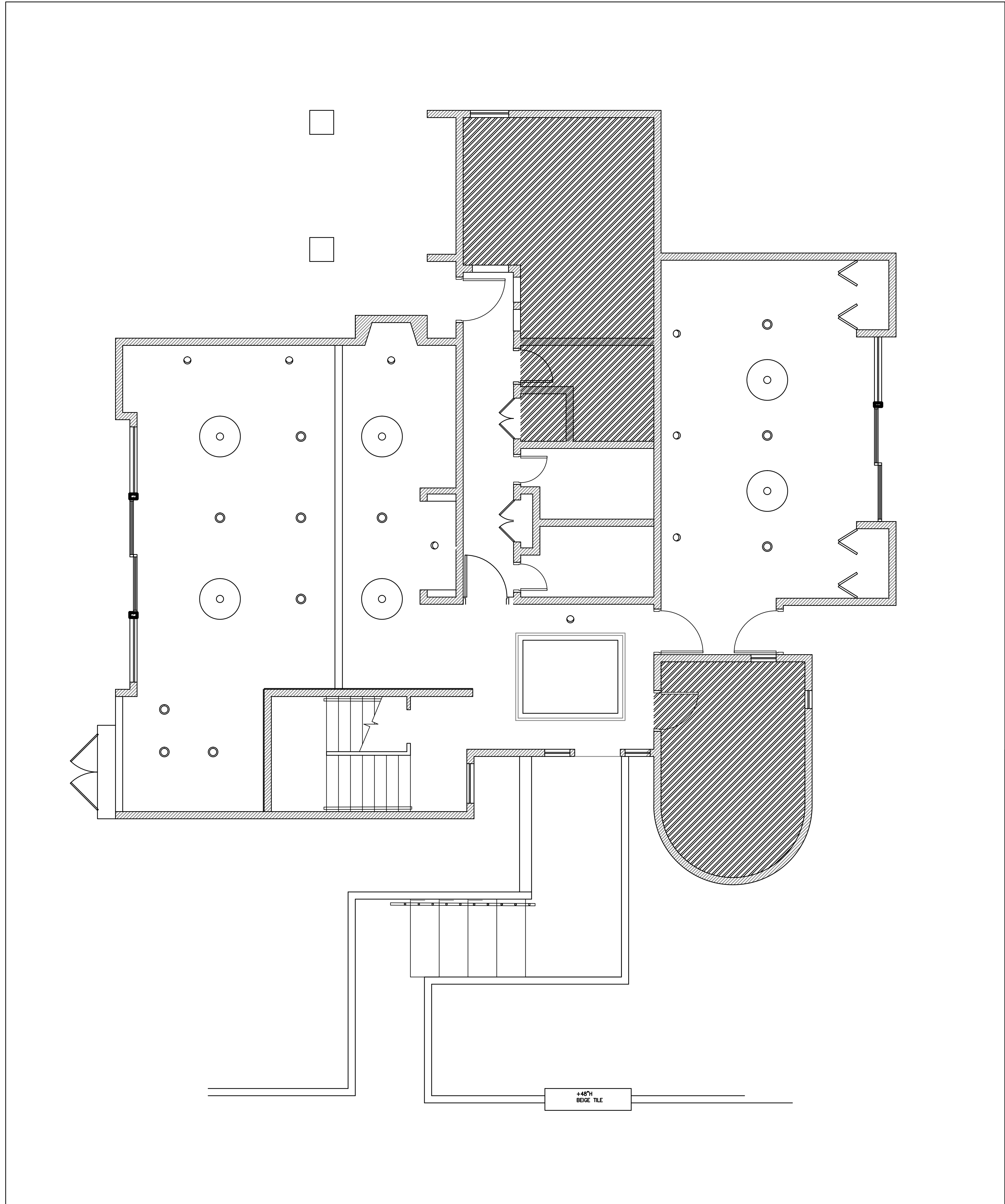
KEYNOTE, ELECTRICAL, MILLWORK FLOOR PLAN
LEVEL 1 AND 2

No.	Revision/Issue	Date

Site Name and Address

Project Name and Address
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Project	7770	Sheet	
Date	8/23/2016		ID-2.0
	AS NOTED		

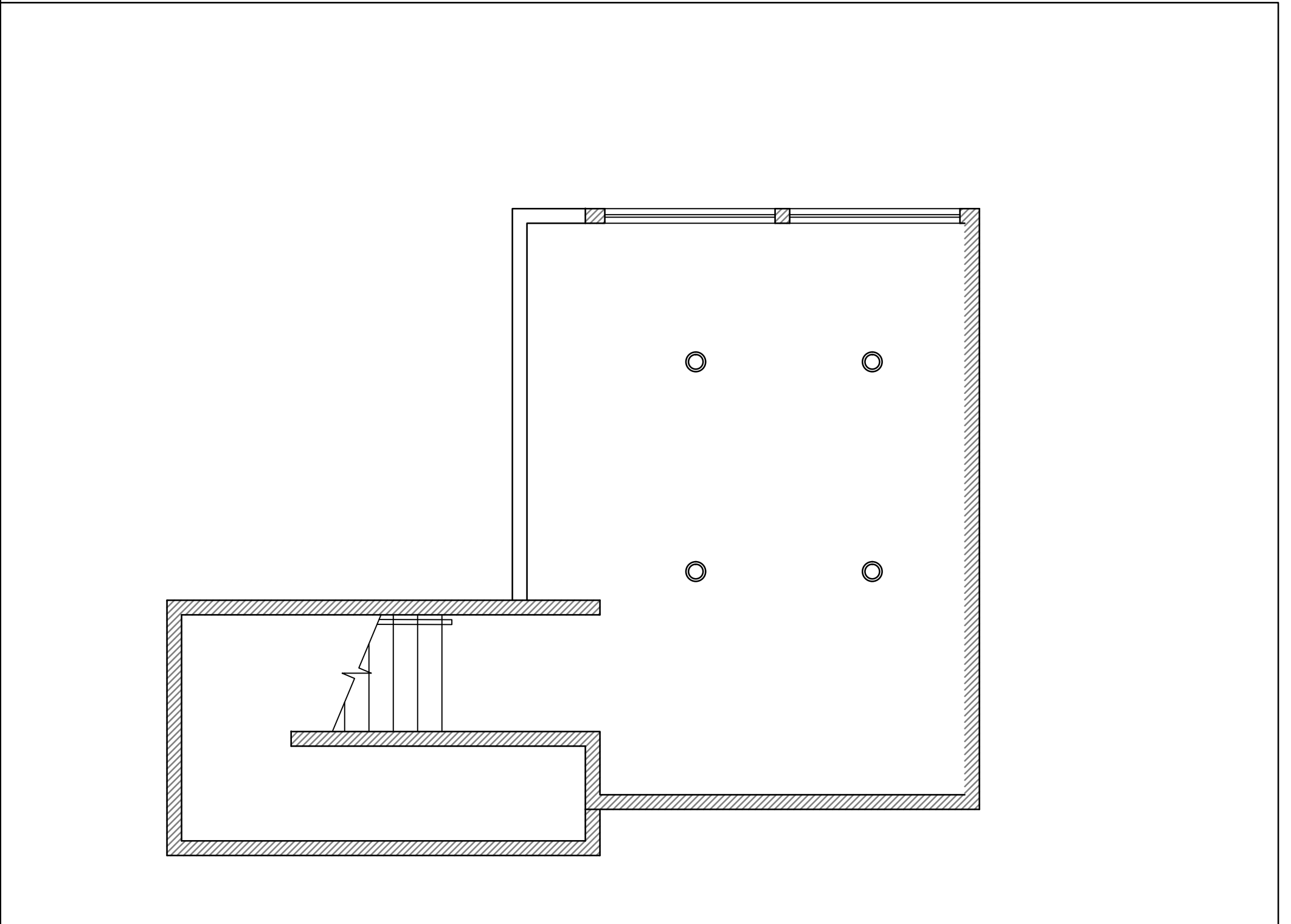


1 | LEVEL 1

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

GENERAL NOTES

KEYNOTES



2 | LEVEL 2

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

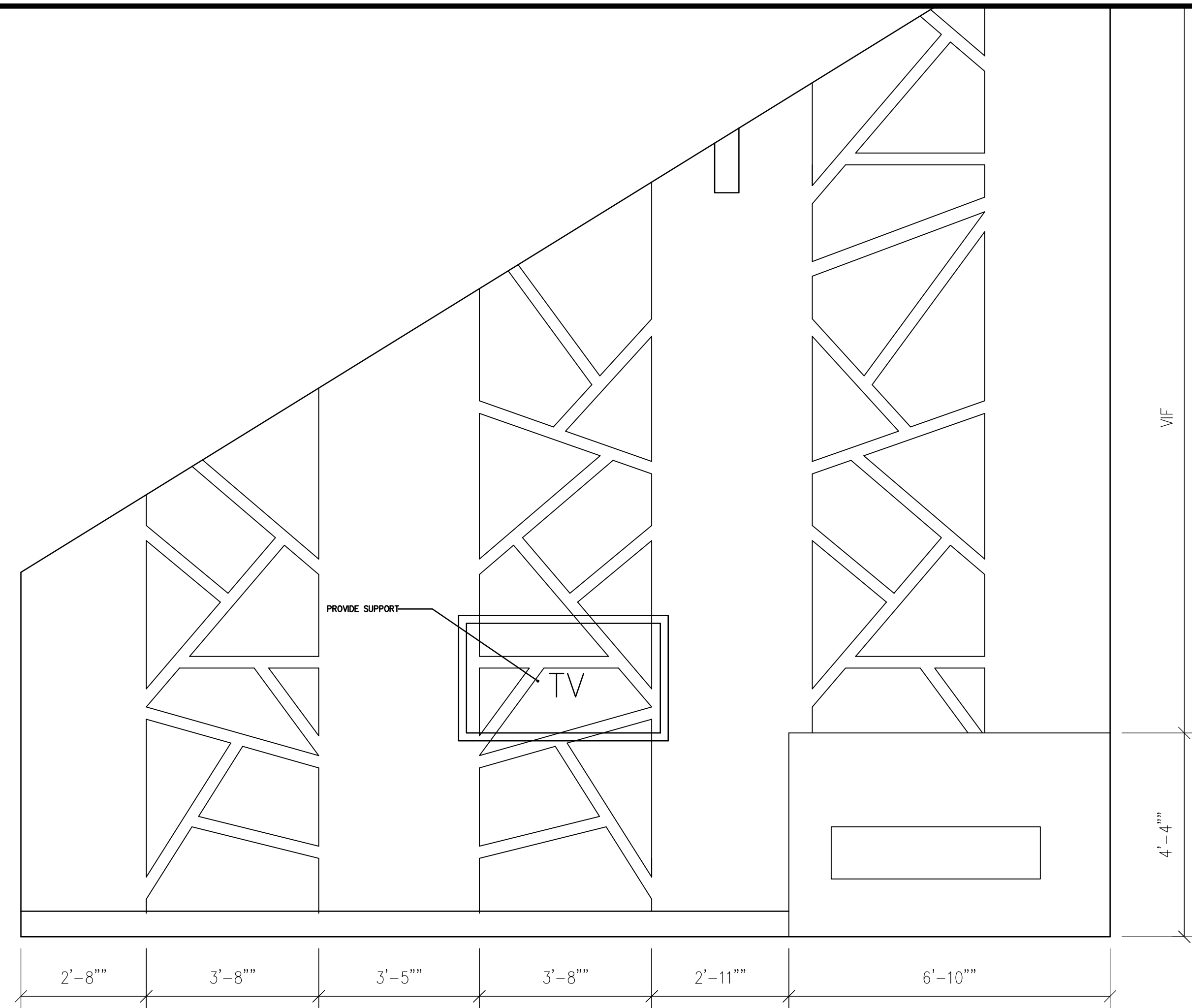
REFLECTED CEILING PLAN
LEVEL 1 AND 2

No.	Revision/Issue	Date

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7770 MARGERUM AVE
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Project 7770	Sheet
Date 8/23/2016	ID-3.0
Notes AS NOTED	



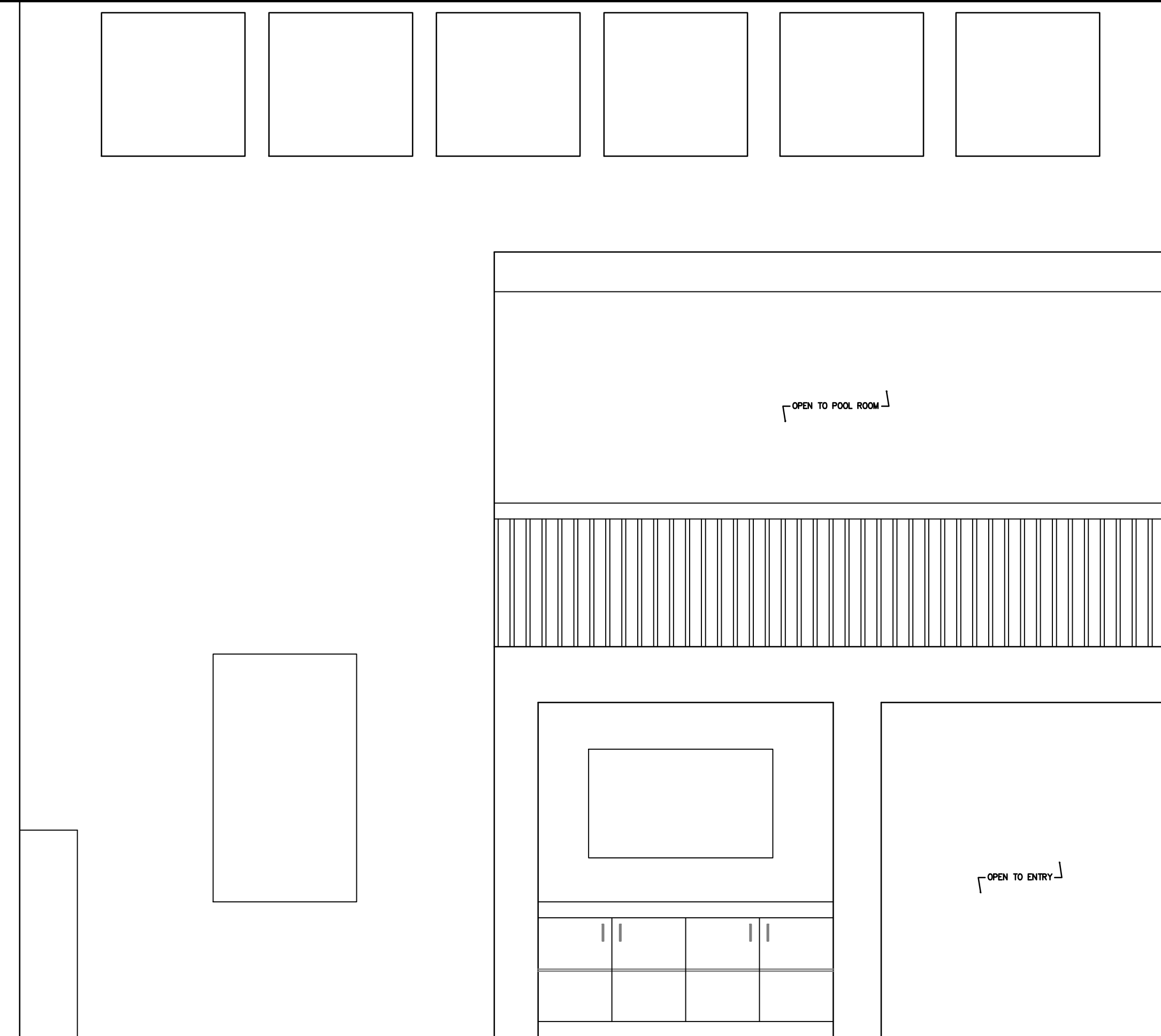
GENERAL NOTES

KEYNOTES

- ① 10" DEEP OPEN SHELVES. PLAM-1.
- ② DRYWALL. P-2.
- ③ CONTRACTOR TO PROVIDE WALL MOUNT RANGE HOOD. MOEL: KITCHENAID. 30"W 20"D. STAINLESS. #KVWB400DSS
- ④ WHITE SUBWAY TILES, HERRINGBONE PATTERN, GREY GROUT.
- ⑤ WARMING DRAWER, STAINLESS
- ⑥ CONTRACTOR TO PROVIDE BUILTIN ELECTRIC COOKTOP. MODEL: GE. BLACK. 30"W 21"D. #JP3030DJBB
- ⑦ STAINLESS FAUCET. ADA STAINLESS SINK, SINGLE LEVER STAINLESS CONTROL AND GARBAGE DISPOSAL.
- ⑧ 4" COUNTERTOP. ST-2.
- ⑨ ADA STAINLESS SINK, SINGLE LEVER STAINLESS CONTROL AND GARBAGE DISPOSAL.
- ⑩ CONTRACTOR TO PROVIDE WALL MOUNT RANGE HOOD. MOEL: KITCHENAID. 30"W 20"D. STAINLESS. #KVWB400DSS
- ⑪ CONTRACTOR TO PROVIDE BUILTIN ELECTRIC COOKTOP. MODEL: GE. BLACK. 30"W 21"D. #JP3030DJBB

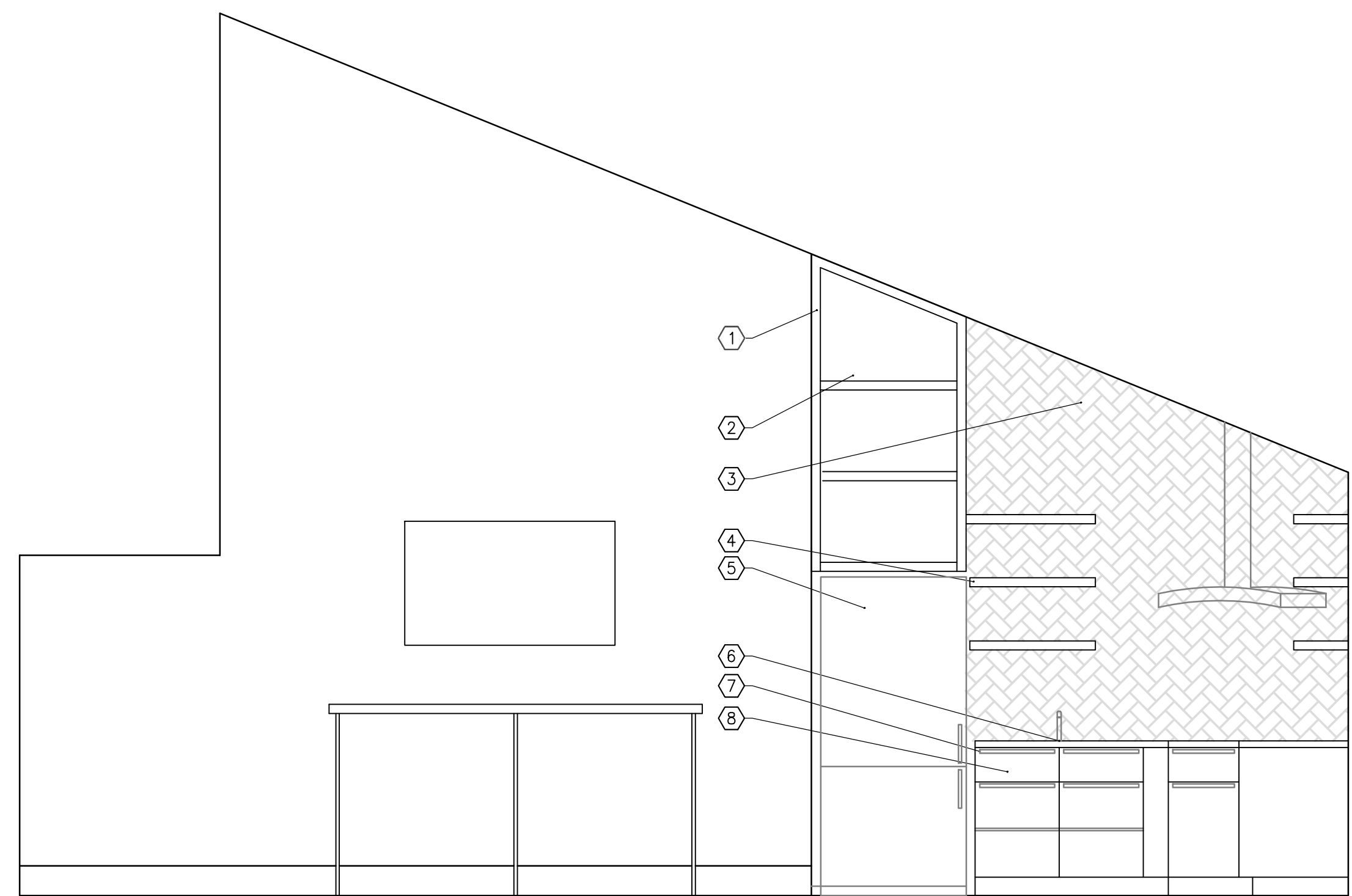
1 | MAIN ROOM ELEVATION

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



2 | MAIN ROOM ELEVATION

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



3 | MAIN ROOM ELEVATION

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

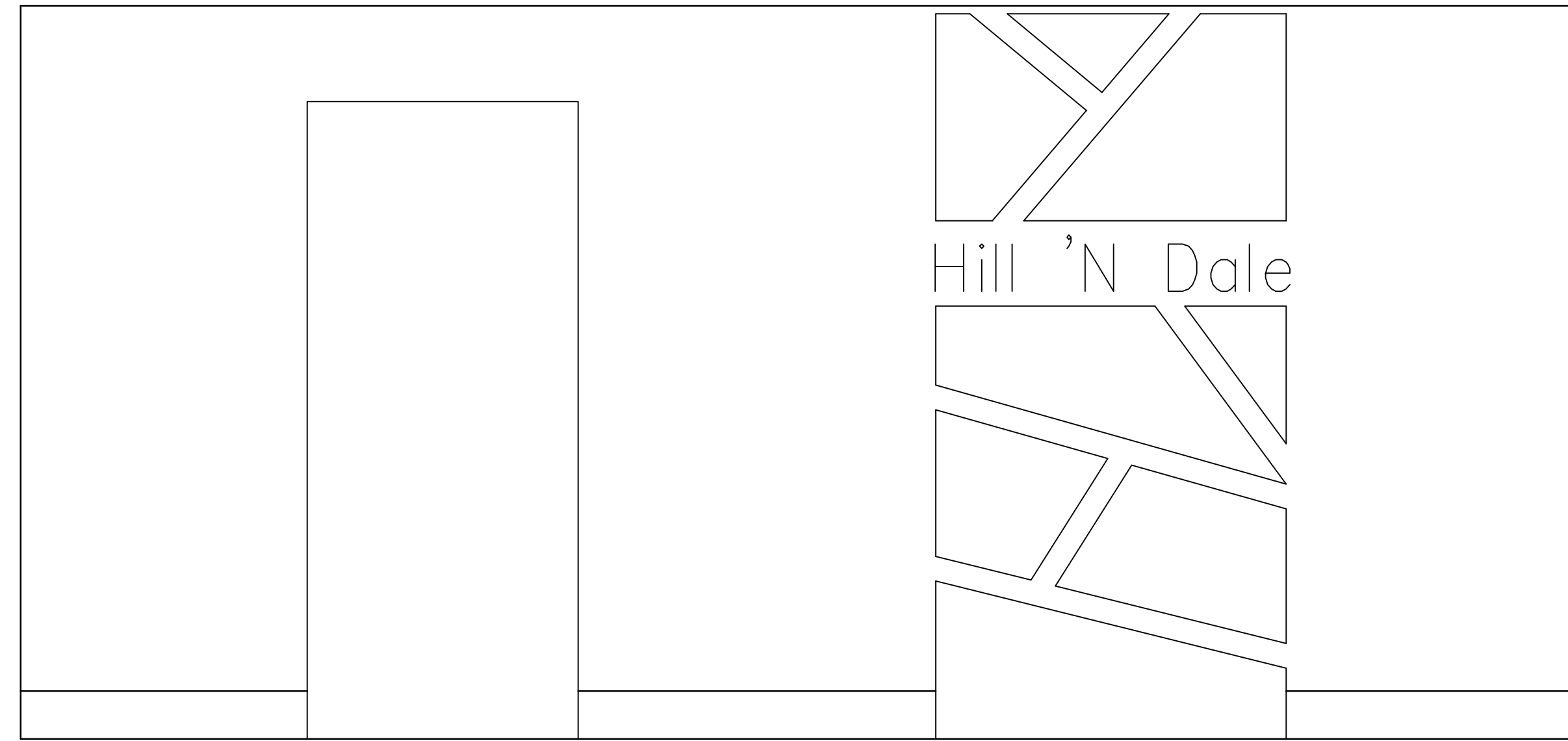
ENLARGED PLANS AND ELEVATIONS
LEVEL 1 AND 2

No.	Revision/Issue	Date

No. 7770
7770

Project Name and Address
PHOAC- HILL 'N DALE
7770 MARGERUM AVE
SAN DIEGO, CA 92120

Project	7770	Sheet	ID-5.0
Date	8/23/2016		
Notes	AS NOTED		

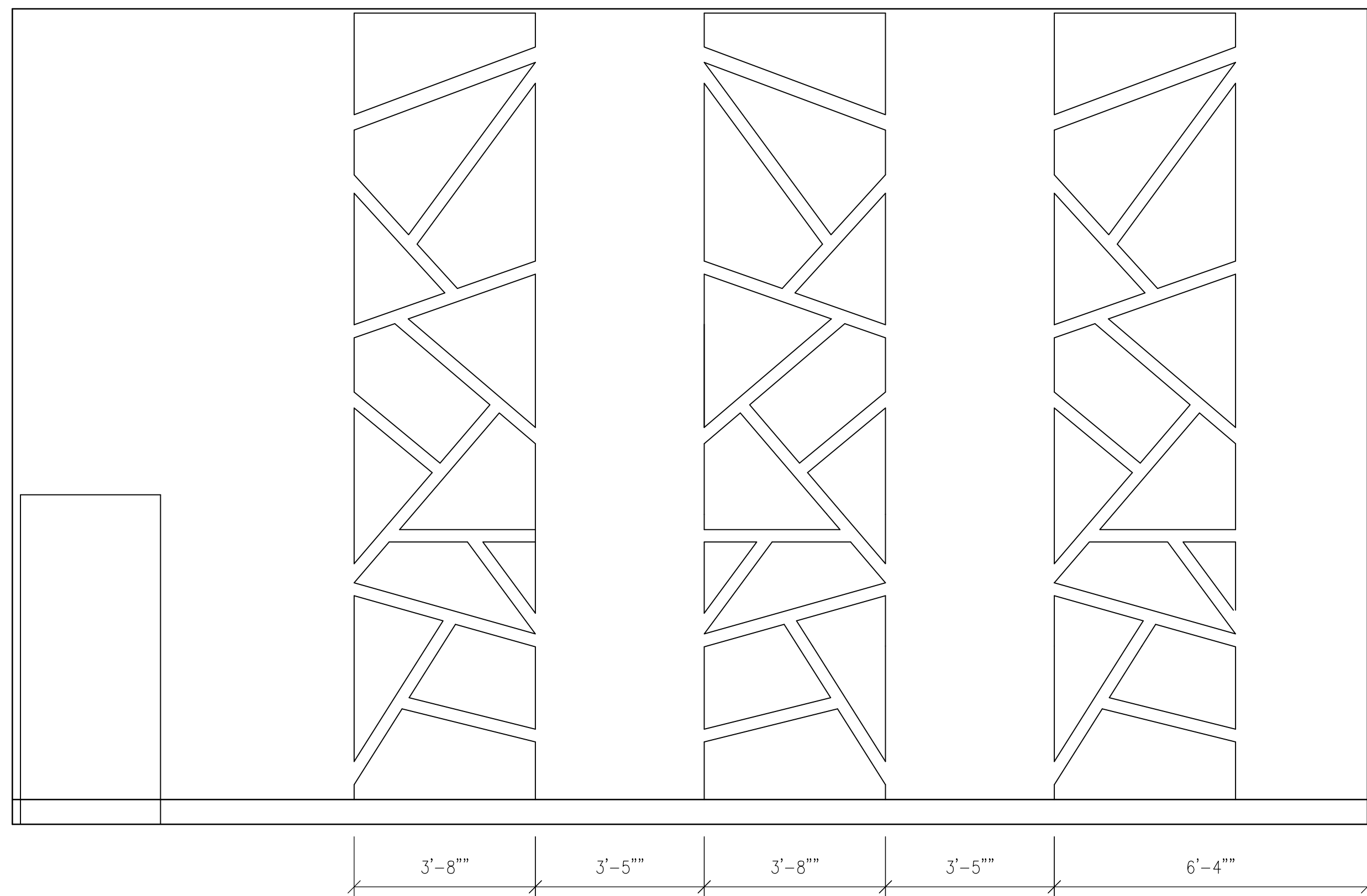


GENERAL NOTES

KEYNOTES

1 | ENTRY ELEVATION

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



2 | CONFERENCE ROOM ELEVATION

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

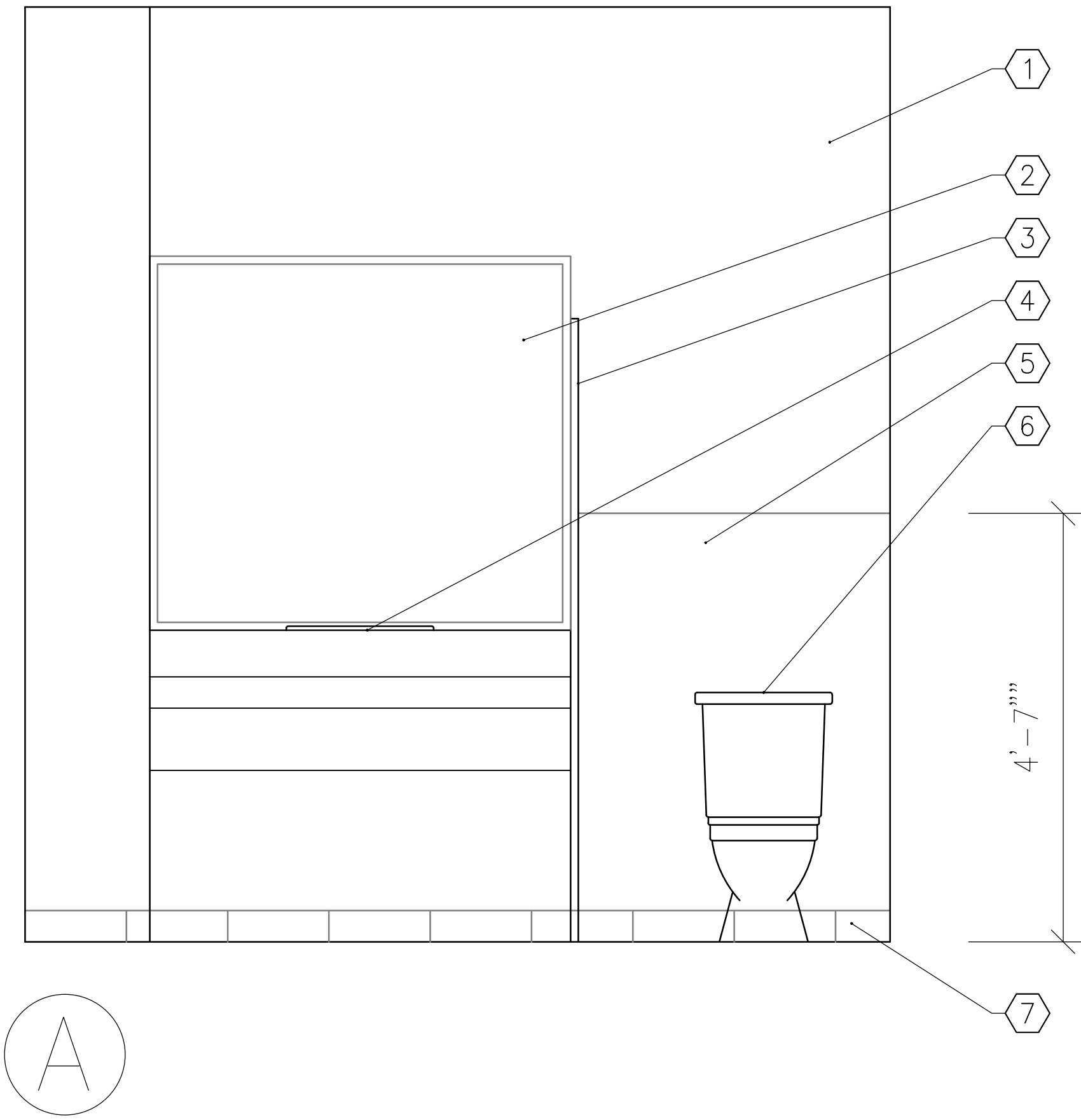
**ENLARGED PLANS AND ELEVATIONS
LEVEL 1 AND 2**

No.	Revision/Issue	Date

By: **PHOAC**
 Title: **ARCHITECT**

Project Name and Address
 PHOAC- HILL 'N DALE
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 SAN DIEGO, CA 92120

Project	7770	Sheet	ID-5.1
Date	8/23/2016		
Notes	AS NOTED		



A

1 | WOMENS RESTROOM ELEVATION

SCALE: 1'-0" = 1'

GENERAL NOTES

KEYNOTES

- ① DRYWALL. REFER TO FINISH SCHEDULE. (LIGHT GRAY PAINT)
- ② MIRROR.
- ③ NEW PARTITION. P-2. (DARKER GRAY ELECTROSTATIC PAINT)
- ④ COUNTER TOP WITH NEW LAV SINK/FIXTURES. DARK GRAY LAM CTOP, WOOD-LOOK LAMINATE SIDE AND FRONT PANELS)
- ⑤ NEW DECORATIVE FRP WALL SURFACE IN WET AREAS.
- ⑥ EXISTING TOILET.
- ⑦ EXISTING TILE BASE.

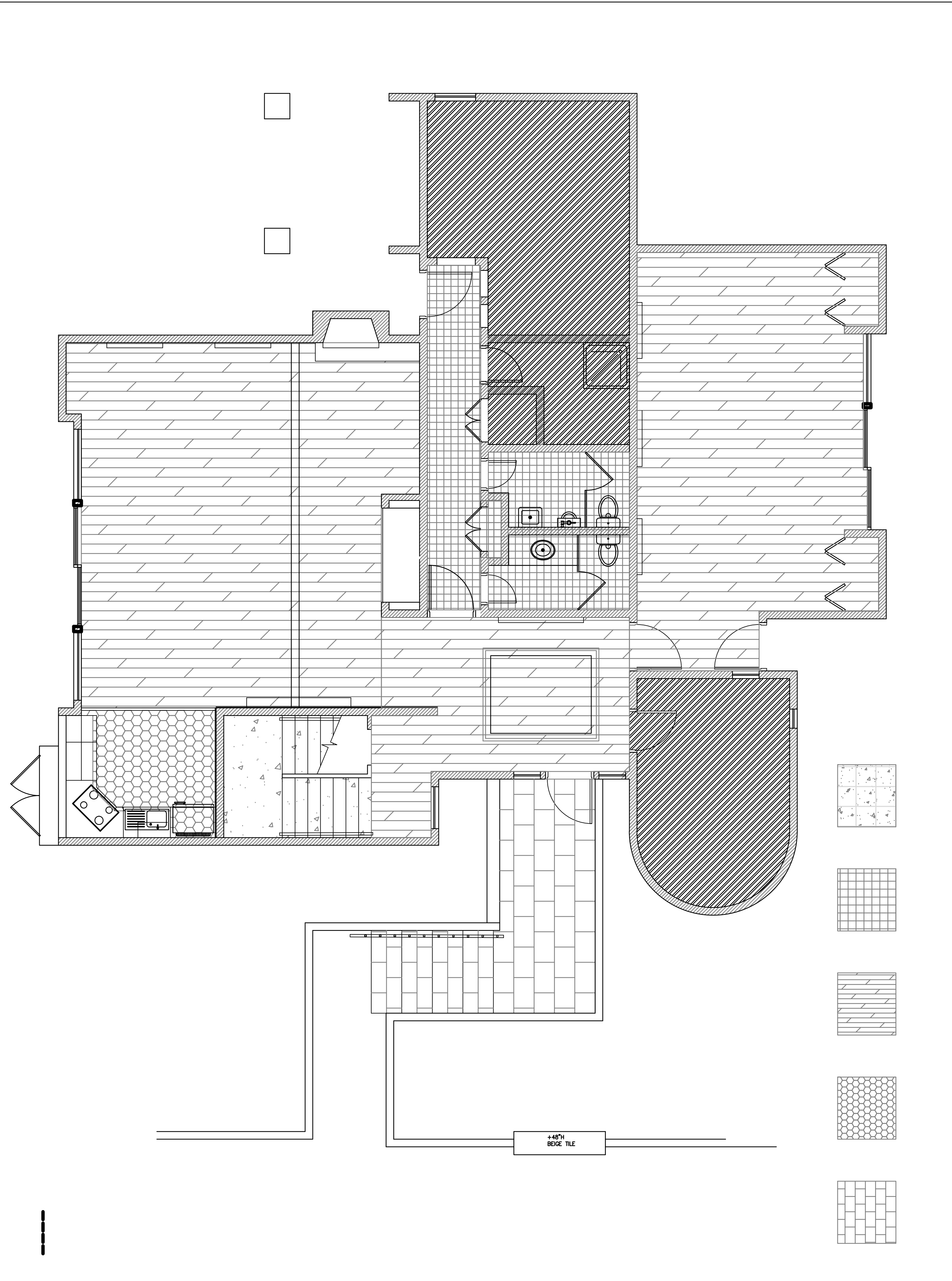
**ENLARGED PLANS AND ELEVATIONS
LEVEL 1 AND 2**

No.	Revision/Issue	Date

Prep Work and Address

Project Name and Address
 PHOAC- HILL 'N DALE
 7770 MARGERUM AVE
 SAN DIEGO, CA 92120

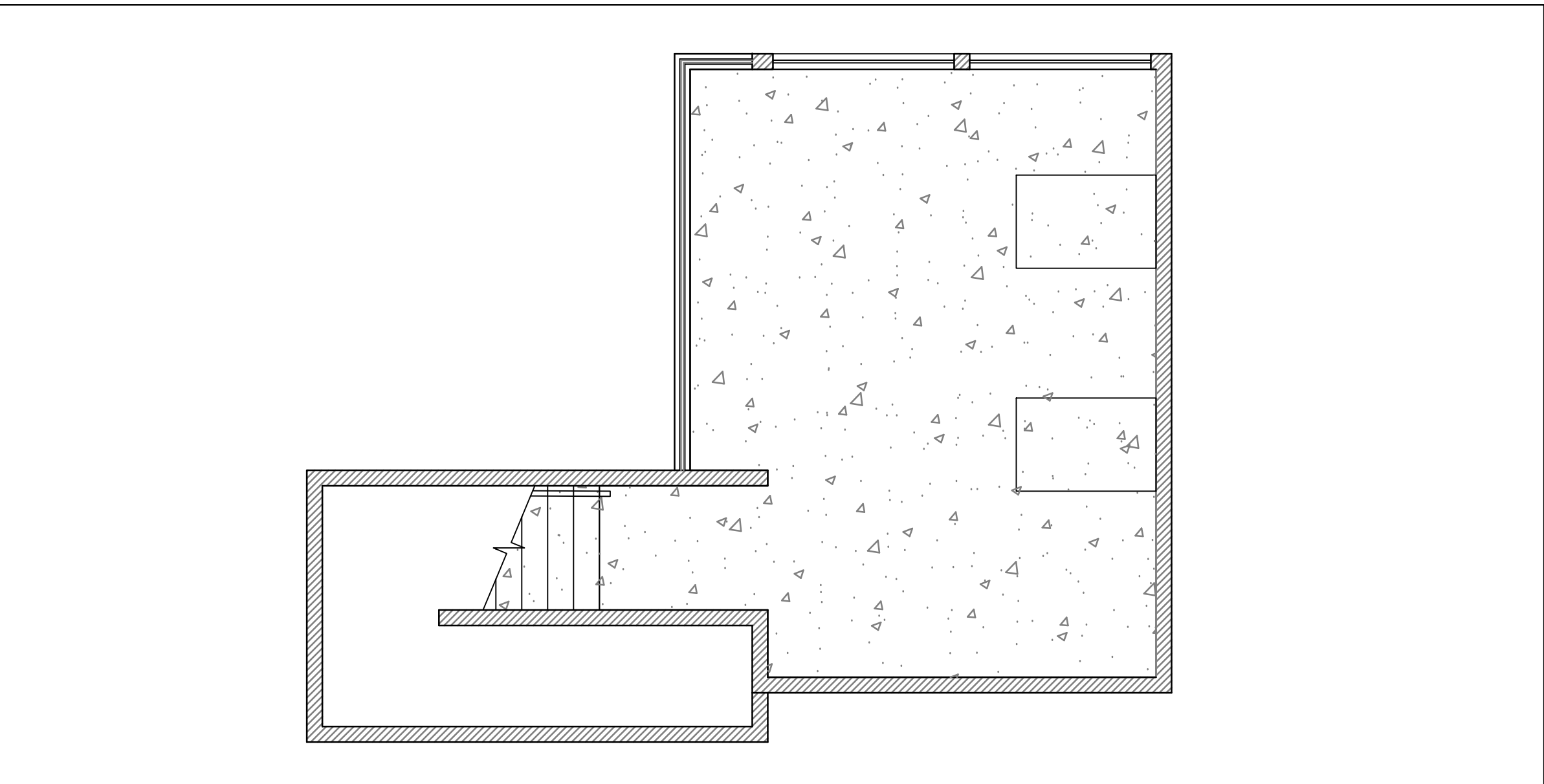
Project 7770	Sheet ID-5.2
Date 8/23/2016	
Notes AS NOTED	



FINISH SPECIFICATIONS	
PT-1	MAIN PAINT: TBD
PT-2	ACCENT PAINT: TBD
PT-3	TRIM PAINT (TYP U.N.O.): TBD
PT-4	LID PAINT (TYP U.N.O.): TBD
PLAM-1	PLASTIC LAMINATE: TBD
WV-1	WOOD VENEER: TBD
ST-1	STONE: TBD
ST-2	STONE: TBD
T-1	TILE: TBD
T-2	TILE: TBD
T-3	TILE: TBD
CPT-1	CARPET TILES: TBD

DOOR SCHEDULE		
A		
B		
C		
D		
E		
F		
NOTE #1:		

WINDOW SCHEDULE		
A		
B		
C		



1 LEVEL 1

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

2 LEVEL 2

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

FLOORING PLAN/FINISH SPECIFICATIONS
LEVEL 1 AND 2

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Project 7770	Sheet
Date 8/23/2016	ID-7.0
Scale AS NOTED	