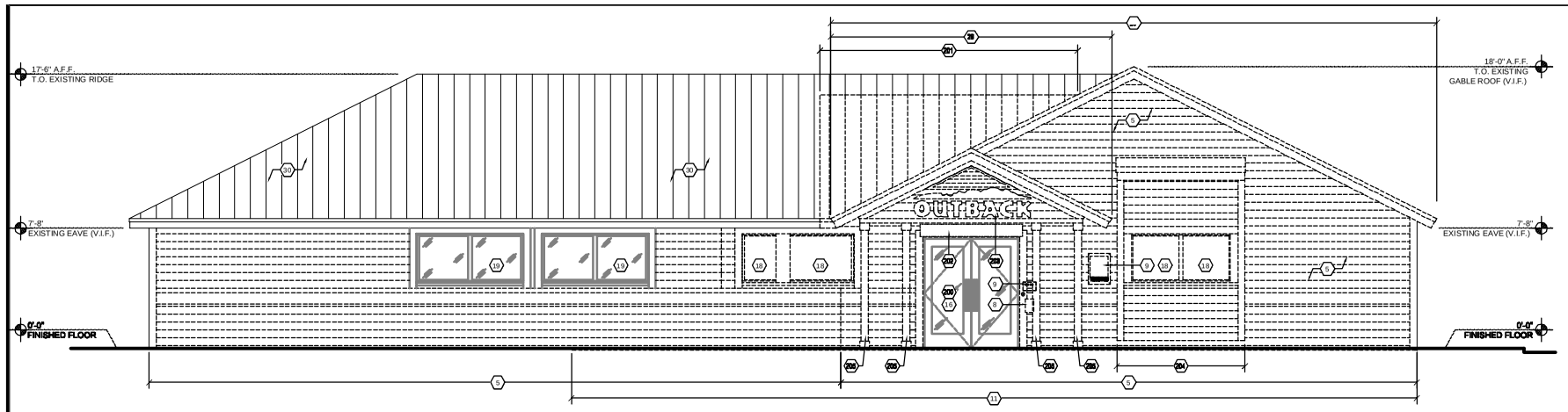
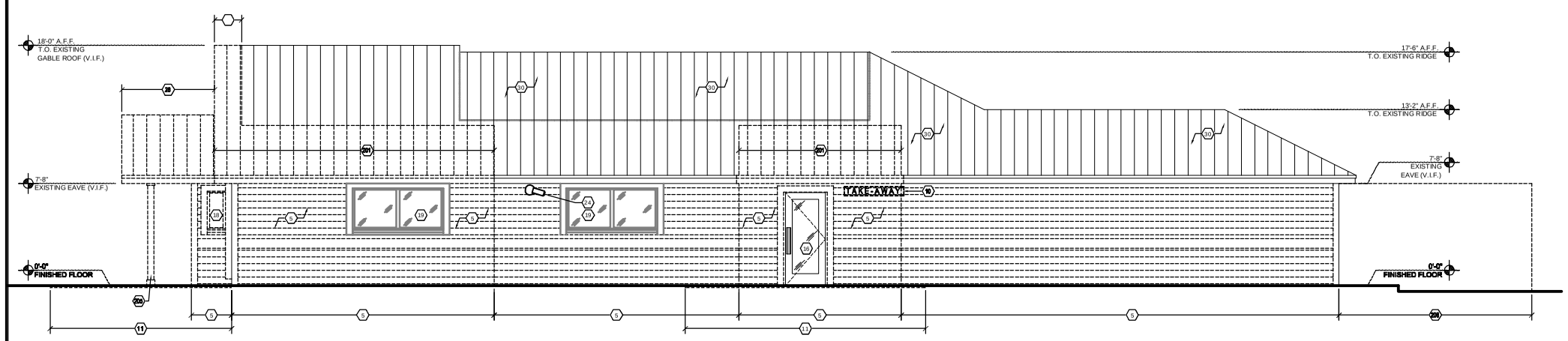


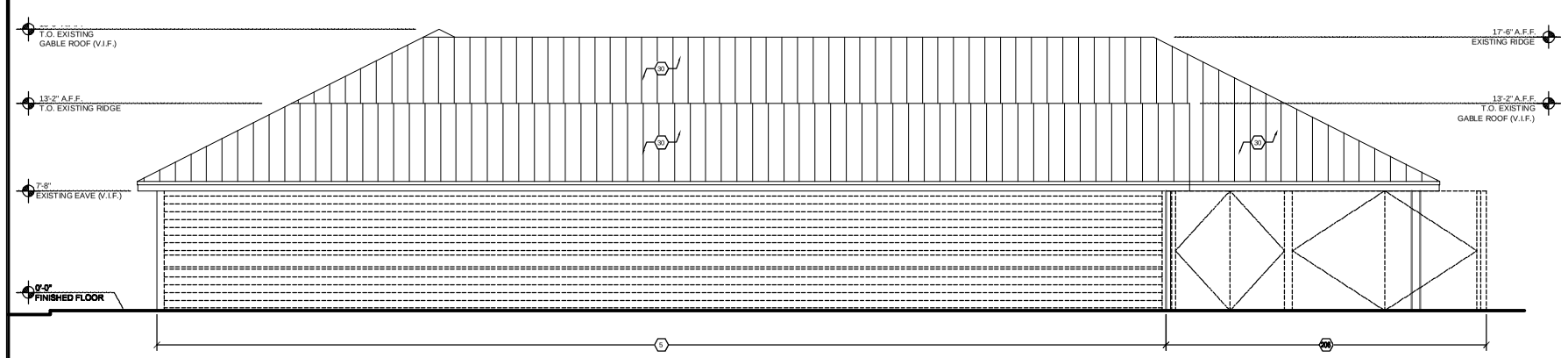
1 DEMOLITION FRONT ELEVATION

1/4"=1'-0"



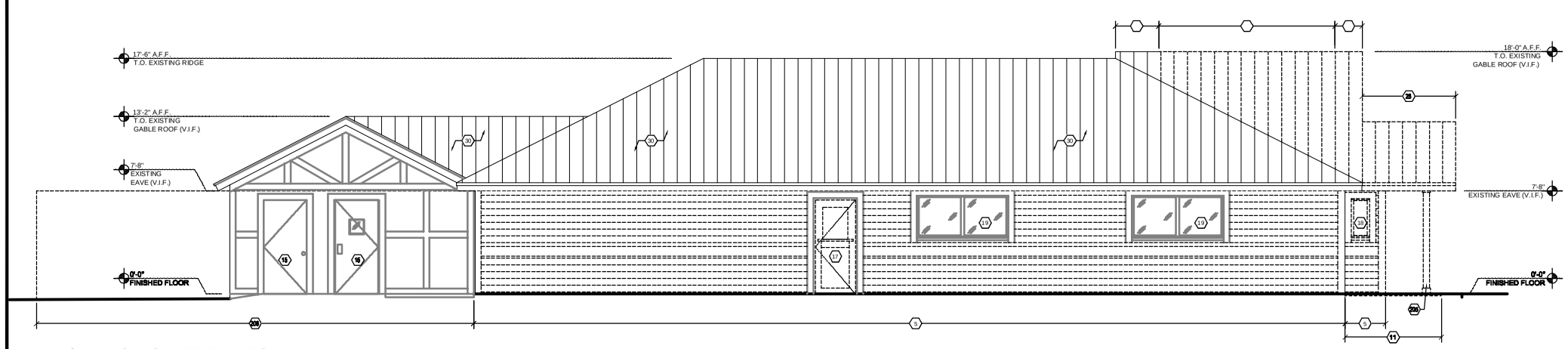
2 DEMOLITION RIGHT ELEVATION

1/4"=1'-0"



3 DEMOLITION REAR ELEVATION

1/4"=1'-0"



4 DEMOLITION LEFT ELEVATION

1/4"=1'-0"

A. ALL DEMOLISHED MATERIAL SHALL BE REMOVED IMMEDIATELY AND DISPOSED OF PROPERLY, ANY ITEMS NOT TO BE RETAINED BY THE OWNER SHALL BE DISPOSED OF OFF SITE BY THE CONTRACTOR. NO DEMOLISHED MATERIALS SHALL BE STOCKPILED ON SITE EXCEPT AS REQUESTED BY MANAGING PARTNER (MP) OR CONSTRUCTION PROJECT MANAGER (CPM).

B. ALL HAZARDOUS MATERIALS SHALL BE REMOVED FROM SITE PRIOR TO START OF CONSTRUCTION UNDER SEPARATE CONTRACT.

C. PROTECT OWNER'S PROPERTY AND PERSONS AT ALL TIMES. THIS INCLUDES ALL ITEMS AND SERVICES NECESSARY TO DEMOLISH OR DISMANTLE AND REMOVE ALL WALLS, EQUIPMENT, PIPING AND APPURTENANCES WHICH WILL INTERFERE WITH NEW CONSTRUCTION. ALL ITEMS TO BE REMOVED SHALL BE COORDINATED WITH NEW CONSTRUCTION.

D. ANY ITEMS NOT SHOWN TO BE DEMOLISHED THAT ARE DAMAGED SHALL BE REPAIRED AS REQUIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.

E. COORDINATE ANY SYSTEMS SHUTDOWNS WHICH MAY BE REQUIRED WITH THE CPM, MP AND RM.

F. PRIOR TO COMMENCING WITH THE DEMOLITION WORK, THE CONTRACTOR SHALL ASCERTAIN FROM THE OWNER WHETHER OR NOT THE OWNER WISHES TO RETAIN ANY ITEMS. ANY SUCH ITEMS SHALL BE REMOVED WITH CARE SO AS TO PREVENT DAMAGE.

G. THE CONTRACTOR SHALL CONTROL AND LIMIT DUST RESULTING FROM DEMOLITION AND PREVENT THE SPREAD OF DUST TO BUILDING AREAS TO REMAIN.

H. THE USE OF BURNING ON THE SITE WILL NOT BE PERMITTED.

I. THE USE OF POWDER EXPLOSIVES WILL NOT BE PERMITTED.

J. WHERE DAMPERS AND CONDUIT PIPING, ETC., ARE REMOVED FROM RATED WALLS, WALLS SHALL BE PATCHED AND SEALED TO MAINTAIN FIRE AND SMOKE RATING INTEGRITY OF RATED WALLS.

K. CONTRACTOR SHALL MAKE ALL CIRCUITS DISRUPTED BY DEMOLITION FUNCTIONAL THAT ARE REQUIRED FOR REUSE.

L. ALL WET UTILITIES LOCATED IN WALLS TO BE REMOVED SHALL BE CAPPED AND ABANDONED AS CLOSE TO THEIR SOURCE AS POSSIBLE.

M. THE CONTRACTOR SHALL REMOVE ALL WIRING, CONDUIT, WIRING SYSTEMS AND EQUIPMENT MADE OBSOLETE BY THIS DEMOLITION BACK TO SOURCE. ANY EXISTING CONDUIT SYSTEM THAT CAN BE REUSED IN PLACE IN THE NEW WORK MAY BE REUSED, PROVIDED IT IS IN AN ACCEPTABLE CONDITION TO THE ARCHITECT/ENGINEER AND OWNER, AND COMPLIES WITH CURRENT APPLICABLE CODES.

N. PROVIDE PROTECTION FOR BUILDING AND COMPONENTS FROM ELEMENTS DURING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO ROOF, WALLS, DOORS & WINDOWS. ENSURE INTEGRITY OF THE ROOF THROUGHOUT DEMOLITION AND UNTIL ALL PERMANENT PARAPETS, ROOF MEMBRANES AND EXTERIOR WALL FINISH SYSTEMS AND SEALANTS ARE INSTALLED.

O. FOR THE DURATION OF CONSTRUCTION, GENERAL CONTRACTOR TO PROVIDE AN ACCESSIBLE MEANS OF ENTRANCE THAT IS PROTECTED AND SEPARATED FROM WORK AREAS.

P. FOR DURATION OF CONSTRUCTION GENERAL CONTRACTOR TO PROVIDE TEMPORARY LIGHTING AT THE ENTRANCE TO ILLUMINATE SIDEWALKS AND TEMPORARY SIGN DURING NIGHTTIME BUSINESS HOURS.

Q. GENERAL CONTRACTOR TO CLEAN PARKING LOT AND SIDEWALK DAILY AND INCLUDE BOTH MAGNET AND BROOM SWEEP 30 MINUTES MINIMUM PRIOR TO STORE OPENING.

R. SIGN CONTRACTOR RESPONSIBLE FOR ALL SIGNAGE WORK.

DEMOLITION ELEVATION KEYED NOTES

1	
2	
3	
4	
5	REMOVE EXISTING FINISH AT EXTERIOR SIDE OF WALL; EXTERIOR SHEATHING TO REMAIN UNLESS DAMAGED OR NOTED OTHERWISE ON STRUCTURAL DRAWINGS REGARDING ATTACHMENT OF NEW WORK AT REMOVED SHEATHING AREAS. VERIFY INTEGRITY OF EXISTING INSULATION, REPLACE AS REQUIRED TO MAINTAIN CONTINUOUS R-VALUES. TYPICAL.
6	
7	AT AREAS WHERE NEW FINISH MATERIAL MEETS EXISTING SIDING, CUT EXISTING SIDING STRAIGHT / CLEAN AS REQUIRED TO FORM NEW FINISH JOINT WITH NEW FINISH MATERIAL. REFERENCE SHEETS A1.1 & A4.1
8	REMOVE EXISTING MENU HOLDERS.
9	RELOCATE EXISTING "HOURS OF OPERATION" AND "RING BELL" SIGNS. PROTECT & PRESERVE DURING CONSTRUCTION. REFERENCE SHEETS A1.2 & A4.1 FOR ADDITIONAL INFORMATION (R=RELOCATE)
10	REMOVE EXISTING "TAKE-AWAY" SIGN. REFERENCE SHEETS A4.1 & A4.2 FOR ADDITIONAL INFORMATION.
11	EXISTING CONCRETE SLAB TO REMAIN; GC TO COMPLETELY REMOVE EXISTING SPRAY-CRETE TOPPING BY MECHANICALLY SCARIFYING SURFACE DOWN TO BARE CONCRETE, INCLUDING VERTICAL SURFACES IN ORDER TO MAKE READY TO RECEIVE NEW MICRO-TOPPING AS INDICATED ON SHEET A1.2.
12	
13	
14	
15	EXISTING HOLLOW METAL DOOR TO REMAIN. PREP FOR NEW PAINT AS INDICATED ON SHEETS A4.1 & A4.2.
16	EXISTING DOOR(S) & TRANSOM (IF EXISTING) TO REMAIN. PROTECT & PRESERVE DURING CONSTRUCTION. REFERENCE SHEETS A1.1 AND A4.1 FOR ADDITIONAL INFORMATION.
17	REMOVE EXISTING DOOR. EXISTING FRAME TO BE REUSED IF DEEMED USEABLE BY OS CPM. PREPARE OPENING TO RECEIVE NEW DOOR ASSEMBLY. REFERENCE SHEETS A1.1, A4.1 & A4.2
18	REMOVE EXISTING WINDOW, FRAME AND TRIM. PREPARE OPENING FOR NEW WORK AS INDICATED ON SHEETS A1.1, A1.2 & A4.1.
19	EXISTING WINDOW, FRAME & TRIM TO REMAIN. PREPARE FRAME & TRIM FOR NEW FINISH AS INDICATED ON SHEETS A4.1 & A4.2.
20	
21	
22	
23	
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26	
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28	REMOVE EXISTING GABLE ROOF @ FRONT PORCH AS INDICATED, INCLUDING ALL FRAMING, ROOFING, COPING AND NEON LIGHTING. PROTECT ANY EXISTING EXTERIOR WALL FRAMING / SHEATHING AND ROOF DECK / MEMBRANE TO REMAIN. REFERENCE SHEET A3.1 FOR ADDITIONAL INFORMATION.
29	REMOVE SECTION OF EXISTING ROOF AND OVERHANG, INCLUDING FRAMING, SOFFIT FINISH, ROOFING, COPING AND ALL SUSPENDED SYSTEMS AS REQUIRED FOR NEW CONSTRUCTION. PROTECT ANY EXISTING EXTERIOR WALL FRAMING / SHEATHING AND ROOF DECK / MEMBRANE TO REMAIN. PROVIDE TEMPORARY SHORING WHERE REQUIRED. VERIFY EXTENT OF PARAPET TO REMAIN IN FIELD. REFERENCE SHEET A3.1 AND WALL SECTIONS FOR ADDITIONAL INFORMATION.
30	EXISTING METAL ROOF TO REMAIN. PREP AND CLEAN AS REQUIRED TO RECEIVE NEW PAINT. REFERENCE SHEETS A3.1, A4.1 & A4.2 FOR ADDITIONAL INFORMATION. GENERAL CONTRACTOR TO PROVIDE ALTERNATE BID FOR REPLACING ENTIRE METAL ROOF WITH NEW IN LIEU OF PAINTING EXISTING.
31	
32	"NEW STYLE" SIGN TYPICALLY EXISTING AT FRONT ELEVATION. SIGN CONTRACTOR TO TEMPORARILY REMOVE AND PRESERVE FOR REINSTALLATION ON NEWLY CONSTRUCTED FACADE. REFERENCE 1/A4.1 FOR ADDITIONAL INFORMATION. IF "OLD STYLE" SIGN IS EXISTING IN THIS AREA, REFERENCE KEYED NOTE "31" THIS SHEET.
33	
34	EXISTING TRIM TO REMAIN, PREP FOR NEW PAINT. REFERENCE SHEETS A4.1 & A4.2 FOR ADDITIONAL INFORMATION.
35	
36	
37	
200	GENERAL CONTRACTOR TO REPLACE DECORATIVE GLASS DOOR PANEL WITH NEW CLEAR INSULATED TEMPERED GLASS PANEL. VERIFY EXACT DIMENSIONS OF GLASS PANEL PRIOR TO ORDERING NEW.
201	REMOVE PORTION OF EXISTING STANDING SEAM METAL ROOFING AND BUILDING FELT TO EXPOSE UNDERLAYMENT AS NECESSARY FOR TYING NEW ROOF STRUCTURE TO EXISTING CONSTRUCTION.
202	SALVAGE EXISTING PROPRIETOR SIGN FOR RE-USE. REFER TO SHEET A4.1 FOR ADDITIONAL INFORMATION.
203	"NEW STYLE" SIGN TYPICALLY EXISTING AT FRONT ELEVATION. SIGN CONTRACTOR TO TEMPORARILY REMOVE AND PRESERVE FOR REINSTALLATION ON NEWLY CONSTRUCTED FACADE. REFERENCE 1/A4.1 FOR ADDITIONAL INFORMATION. VERIFY THAT EXISTING SIGN IS THE SIZE REQUIRED FOR NEW WORK.
204	REMOVE ENTIRE WALL PROJECTION AND ROOF. SALVAGE WINDOW FOR RELOCATION. REFER TO SHEET A1.1 FOR ADDITIONAL INFORMATION.
205	EXISTING STRUCTURAL POST AND TRIM TO BE REMOVED.
206	REMOVE EXISTING METAL FENCING WITH WOOD SLAT TRASH ENCLOSURE INCLUDED CONCRETE SLAB. PREP AREA FOR NEW MASONRY TRASH ENCLOSURE. REFER TO RENOVATION FLOOR PLAN.

DEMOLITION LEGEND

	EXISTING TO REMAIN
	EXISTING ITEM TO BE DEMOLISHED

REVISION	REMARKS	BY	DAT

I certify that these drawings were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Ohio.
License number: 14187R2
Expiration Date: December 31, 2017

Michael J. DeVere
Architect
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Tryon, North Carolina 28782
828-817-0763

PROJECT: 159-125

3652 CINCINNATI, OH (KENWOOD)

8240 MONTGOMERY ROAD

OUTBACK STEAKHOUSE

PROTOTYPE: 1M SERIES	
DRM: TM	DRAWN BY: MJD
STORE NUMBER: 3652	CHECKED BY: ---
ISSUE DATE: 01/11/2016	

SHEET NUMBER

D2.1

DEMOLITION ELEVATIONS