Selective Demolition Floor Plan

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

Notes:
- Remove exterior siding
- Remove roof on room addition
- Remove windows
- Remove doors unless noted otherwise
- Remove baseboards
- Remove VCT flooring
- Remove exhausted fans
- Remove existing floors
- Remove outlets, switches & cover plates

Legend:
- Remove wall
- Remove concrete walk

Input:
- Remove wall
- Remove interior wall

Room Addition:
- Provide opening for new window in existing exterior wall

Remove existing plumbing fixtures and cabinetry

Refinish Door

Selective Demolition Floor Plan

Project:
- Single-Family Home Renovation

Address:
- 1405 Milkweed Springs Road, Peach Springs, Arizona

Sponsor:
- Hualapai Planning & Economic Development Department

Date:
- April 1, 2019

Revision:

Sheet:
- D-1
SCOPE OF WORK FOR HOME RENOVATION AT 1405 MILKWEED SPRINGS ROAD SHALL INCLUDE THE FOLLOWING DESIGN FEATURES AND AMENITIES:

1. Selective demolition of interior walls, cabinetry, plumbing fixtures, floor tile, wood siding, roofing, etc.
2. Remove existing roof and ceiling over room addition and rebuild with engineered trusses to match existing pitch and roof line and apply new roofing shingles.
3. Cut siding along base of room addition, install drip molding and ensure water drains away from wall.
4. New asphalt roof shingles (Owens Corning or equal), replace underlayment as necessary and add 14" solar tube skylight (Alternate 1) in Living Room.
5. New Hardie Plank (Select Cedartimber) lap siding on exterior walls.
6. Repair drywall and paint (low VOC, latex enamel), replace wood base.
7. Minimum 60 square foot ADA accessible master bathroom with new walk-in shower, vinyl composite tile floor, duct work, exhaust fan and 14" solar tube skylight (Alternate 1).
8. New 4" concrete (2,500 psi) ramp at front entrance door with 2% max slope away from house, broom finish.
10. New door frames, doors, trim and hardware unless noted otherwise.
11. Provide undercut for air flow.
12. New electrical outlets, switches, light fixtures, ceiling fans and smoke detectors to meet 2012 NEC. Add new electrical outlets in Bedroom No. 3 (Leviton, Slater, or equal for new and replacements). New branch circuit wire shall be "TW.
14. New ADA compliant cabinetry and countertops in kitchen and bathrooms.
15. New ADA compliant appliances in kitchen (clean existing refrigerator).
16. Repair furnace and evaporative cooler, re-route venting for code compliance and extend ductwork to room addition. New ductwork shall comply with SMACNA and be wrapped in minimum R-6 insulation in un-conditioned spaces.
17. Clean, refurbish and repair wood stove plus install flush tile hearth.
18. Repair service lines, including propane gas line, as needed.

Code Compliance:
- IRC 2009
- IBC 2009
- IRC 2009
- IFC 2009
- IFC 2009
- NEC 2012
New 4:12 gable roof w/ 2x8 rafters & bracing @ 24" O.C. attached to existing walls. 2x4 outriggers at 24" O.C. w/ 1/2" plywood sheathing and 1x6 fascia. Place R-30 insulation in ceiling and cover ½" gypsum board.

New 4:12 roof extension over front door 30" overhang (typ) 24"

New 2x8 ledger attached to studs and 2x ridge. Edge of exterior wall

New asphalt roof shingles by Owens Corning or eq.
Exterior Elevations

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

- Rebuild roof over room addition
- Extend roof over front porch
- New lap siding, cut existing siding along bottom and install drip edge
- New asphalt roof shingles
- New solar tube skylight (Alternate 1)

Project: Single-Family Home Renovation
Address: 1405 Milkweed Springs Road, Peach Springs, Arizona
Sponsor: Hualapai Planning & Economic Development Department

Date: April 1, 2019
Revisions:

Sheet: A-3
**Interior Elevations**

**Scale: 1" = 1'-0"**

**Bathroom No. 2**
- West wall

**Master Bathroom**
- North wall
- East wall
- South wall
- West wall

**Bathroom No. 2**
- West wall

**Kitchen**
- South wall
- East wall

**Project:** Single-Family Home Renovation  
**Address:** 1405 Milkweed Springs Road, Peach Springs, Arizona  
**Sponsor:** Hualapai Planning & Economic Development Department  
**Date:** April 1, 2019  
**Revision:** A-4