#### **Brunswick Historic Preservation Board**

Application for Certificate of Appropriateness

**NOTE: Incomplete applications may incur approval delays.** Applications involving demolition or relocation plans shall be accompanied by post-demolition or relocation plans for the site.

Applicant Information:	
Name: Brad Piazza	Daytime Phone:
Address: 11 Blackbanks Drive	Evening Phone:
City: St Simons Island, GA Zip: 31522	Cell Phone: (201) 595-9185
Project Information:	
Property Address: 1311 Newcastle Street (empty	site of old Bijou Theatre)
Proposed Start Date: To be determined	Proposed Completion Date:
Inspector's office, 4 <sup>th</sup> floor, 777 Gloucester Street, or the HP the first Monday of each month. The Brunswick Historic deadline on the first Monday of each month, 6:00 PM, 2nd flomeets on the Monday two weeks prior to the scheduled first City Hall, 1229 Newcastle Street at 6:00 PM. All applicants	all required support materials, must be submitted to the City Building Board Secretary, 1229 Newcastle Street fifteen (15) calendar days prior to Preservation Board meets to consider all applications submitted by the oor, Old City Hall, 1229 Newcastle Street. A sub-committee of the BHPB Monday meeting to evaluate all applications. This meeting is held at Old are encouraged to attend both of these regularly scheduled meetings cation. Not attending could result in a delay of certificate approval.
Please check the following: New Build: X Yes - No	o Applied for Building Permit: □ Yes 🛚 No
Repair Only: □ Yes 🛚 No Changes to exterior: 🔻	Yes □ No Restoration: □ Yes 🕱 No
Brief Description of Work: New construction of a 4 :	story mixed-use commercial/residential building.
Project scope includes 2 retail spaces at ground flo	oor, 15 residential units on upper floors,
and a roof amenity deck/bar.	
Name of Contractor:	Phone: 10/14/2022
Signature of Property Owner Date	Signature of Contractor/Representative Date
Support Material: Received by/ date:	Workshop date:
Site plan showing lot lines, street names, setbacks, in diameter that are proposed for removal.	, building location, etc. Show all trees and state types of trees over 10"
Prepared plans showing the scope of work and sp crucial is anything that affects the exterior appearance	pecifications of design and improvements. The information that is most ce.
Before photographs of the building or site and include	de photos of adjacent and /or nearby property to establish context.
Elevation drawings of the proposed work, including	notes and details pertaining to specific materials.
Material samples if appropriate.	
Conditions of Approval:	
	Initials
	ion date, project construction must begin within 6 months of that date.
Approved:Authorization By:	Date:
noted and will abide by all City codes and ordinan Building Official must be notified of any alterations	comply with the conditions and/or changes to the application as aces. The Brunswick Historic Preservation Board and the City or modifications after initial approval.
Tionstack	10/14/2022

Date

Property owner(s) or representative's signature

# 1311 Newcastle Street Port City Park Existing Photos







# A MIXED-USE DEVELOPMENT FOR PORT CITY PARTNERS

1311 NEWCASTLE ST, BRUNSWICK, GA 31520



APT - STUDIO

CIRCULATION

2,017 RSF

RENTABLE - RESIDENTIAL:

COMMON (CIRCULATION,

RENTABLE EFFICIENCY:

MECHANICAL, ELECTRICAL): 4,046 SF

RENTABLE - RETAIL:

AREA SCHE	DULE	AREA SCHEDU	
Name	Area	Name	Area
1 BEDROOM		GROUND FLOOR LEV	
1 BEDROOM	740 SF	RETAIL	829 SF
1 BEDROOM	720 SF	CIRCULATION	837 SF
1 BEDROOM	740 SF	UTILITY	23 SF
1 BEDROOM	720 SF	RETAIL	1122 SF
1 BEDROOM	712 SF	MECHANICAL/ELEC	40 SF
1 BEDROOM	708 SF	1	2849 SF
	4339 SF	SECOND FLOOR LEV	EL
STUDIO		CIRCULATION	785 SF
STUDIO	438 SF	APT - STUDIO	438 SF
STUDIO	468 SF		740 SF
STUDIO	460 SF		720 SF
STUDIO	522 SF	APT - STUDIO	539 SF
STUDIO	423 SF	APT - STUDIO	468 SF
STUDIO	539 SF		3690 SF
STUDIO	468 SF	THIRD FLOOR LEVEL	_
STUDIO	539 SF	APT - 1 BEDROOM	740 SF
STUDIO	438 SF	APT - 1 BEDROOM	720 SF
	4295 SF	APT - STUDIO	468 SF
ULATION		CIRCULATION	785 SF
ULATION	785 SF	APT - STUDIO	539 SF
ULATION	837 SF	APT - STUDIO	438 SF
ULATION	785 SF	1	3690 SF
ULATION	440 SF	FOURTH FLOOR LEV	EL
ULATION	772 SF	APT - 1 BEDROOM	712 SF
	3619 SF	APT - 1 BEDROOM	708 SF
RIOR CIRCULATION		APT - STUDIO	460 SF
RIOR	696 SF	APT - STUDIO	522 SF
ULATION		APT - STUDIO	423 SF
RIOR	144 SF	CIRCULATION	772 SF
ULATION		_	3597 SF
	841 SF	TOP OF PARAPET	
HANICAL/ELEC		CIRCULATION	440 SF
HANICAL/ELEC	40 SF	NEW A/C	60 SF
–	40 SF		501 SF
A/C	1	Grand total	14327 S
A/C	60 SF		
	60 SF		
NON-A/C		_	
NON-A/C	1171 SF	_	
NON-A/C	322 SF		

NEW NON-A/C NEW NON-A/C

PLANTERS

RETAIL

1526 SF

1122 SF

23 SF

Name	Area
GROUND FLOOR LE	
RETAIL	829 SF
CIRCULATION	837 SF
UTILITY	23 SF
RETAIL	1122 SF
MECHANICAL/ELEC	40 SF
	2849 SF
SECOND FLOOR LEV	/EL
CIRCULATION	785 SF
APT - STUDIO	438 SF
APT - 1 BEDROOM	740 SF
APT - 1 BEDROOM	720 SF
APT - STUDIO	539 SF
APT - STUDIO	468 SF
	3690 SF
THIRD FLOOR LEVE	L
APT - 1 BEDROOM	740 SF
APT - 1 BEDROOM	720 SF
APT - STUDIO	468 SF
CIRCULATION	785 SF
APT - STUDIO	539 SF
APT - STUDIO	438 SF
	3690 SF
FOURTH FLOOR LE	VEL
APT - 1 BEDROOM	712 SF
APT - 1 BEDROOM	708 SF
APT - STUDIO	460 SF
APT - STUDIO	522 SF
APT - STUDIO APT - STUDIO	423 SF
CIRCULATION	772 SF
	3597 SF
TOP OF PARAPET	
CIRCULATION	440 SF
NEW A/C	60 SF
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	501 SF
Grand total	14327 SI

MECHANICAL

MECHANICAL

15 UNITS & 2 RETAIL

NEW NON-A/C SITE AREA: .

SITE COVERAGE DATA

PROJECT DATA PROPERTY ADDRESS PROPERTY I.D. # ONING DISTRICT GC CORE - GENERAL COMMERCIAL CORE DISTRICT FEMA ZONE + FREEBOARD ZONE AE (EL 9 +1) COMBINING A PORTION OF PARCEL 'A' (APPROXIMATELY 521 SF) & PARCEL 'B' 3,169 SF SQUARE FOOTAGE DATA CONDITIONED NON-CONDITIONEI 2,224 SF

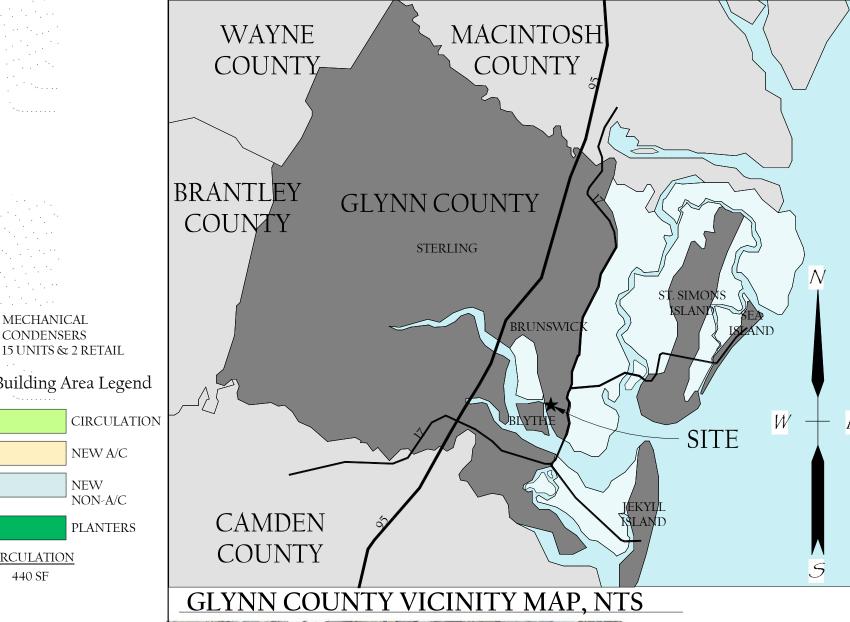
of Wiregrass Studio, Inc. and is not to be reproduced of copied in whole or in part. It is only to AC. WILL NEED TO BE RECALCULATED AFTER SUBDIVISION IMPERVIOUS SURFACE

2014 ICC-600 STANDARD FOR RESIDENTIAL incl. GA STATE AMENDMENTS

SHEET	TITLE	•		REVISION DATE
T100	TITLE SHEET			
C100	ORIGINAL SURVEY			
AS100	ARCHITECTURAL SITE PLAN			
LS100	LIFE SAFETY PLAN	•	- 11 July 19	
AD100	DEMOLITION FLOOR PLAN			
R101	EXISTING CONDITIONS			
A101	GROUND AND SECOND FLOOR PLANS		*********	
A102	THIRD AND FOURTH FLOOR PLANS			
A103	ROOF PLAN			
A200	EXTERIOR ELEVATIONS			
A300	BUILDING SECTIONS			
A601	DOOR AND WINDOW SCHEDULES			
A602	UNIT DOOR SCHEDULE, DOOR HARDWARE LE	GEND/NOTES	& DETAILS	
A900	PERSPECTIVES			
P101	PLUMBING PLANS AND SCHEDULES			
P102	PLUMBING PLANS AND SCHEDULES	·		
P103	PLUMBING PLANS AND SCHEDULES			

# GENERAL CONSTRUCTION NOTES

- 6. PROVIDE HURRICANE STRAPS/TIE DOWNS FOR ALL FOUNDATION/FLOOR/WALL/ROOF





SITE

Project No.

AREA PLAN - GROUND FLOOR

-ICE CREAM/SWEETS SHOP

829 SF

-SMOOTHIE BAR

-HAIR SALON

POTENTIAL SPACES:

-RESTAURANT

**EXTERIOR** 

696 SF

-FLEXIBLE SPACI

-SMALL GROCERY

AREA PLAN - THIRD FLOOR
SCALE: 1/16" = 1'-0"

AREA PLAN - FOURTH FLOOR
SCALE: 1/16" = 1'-0"

468 SF

NEW NON-A/C

\_\_BAR\_

be used for the project & site specifically identified herein & is not to be used on any other

project without written permission from the architect.

WIREGRASS

STUDIO, INC.

**ARCHITECTS** 

1208 NEWCASTLE, SUITE 202

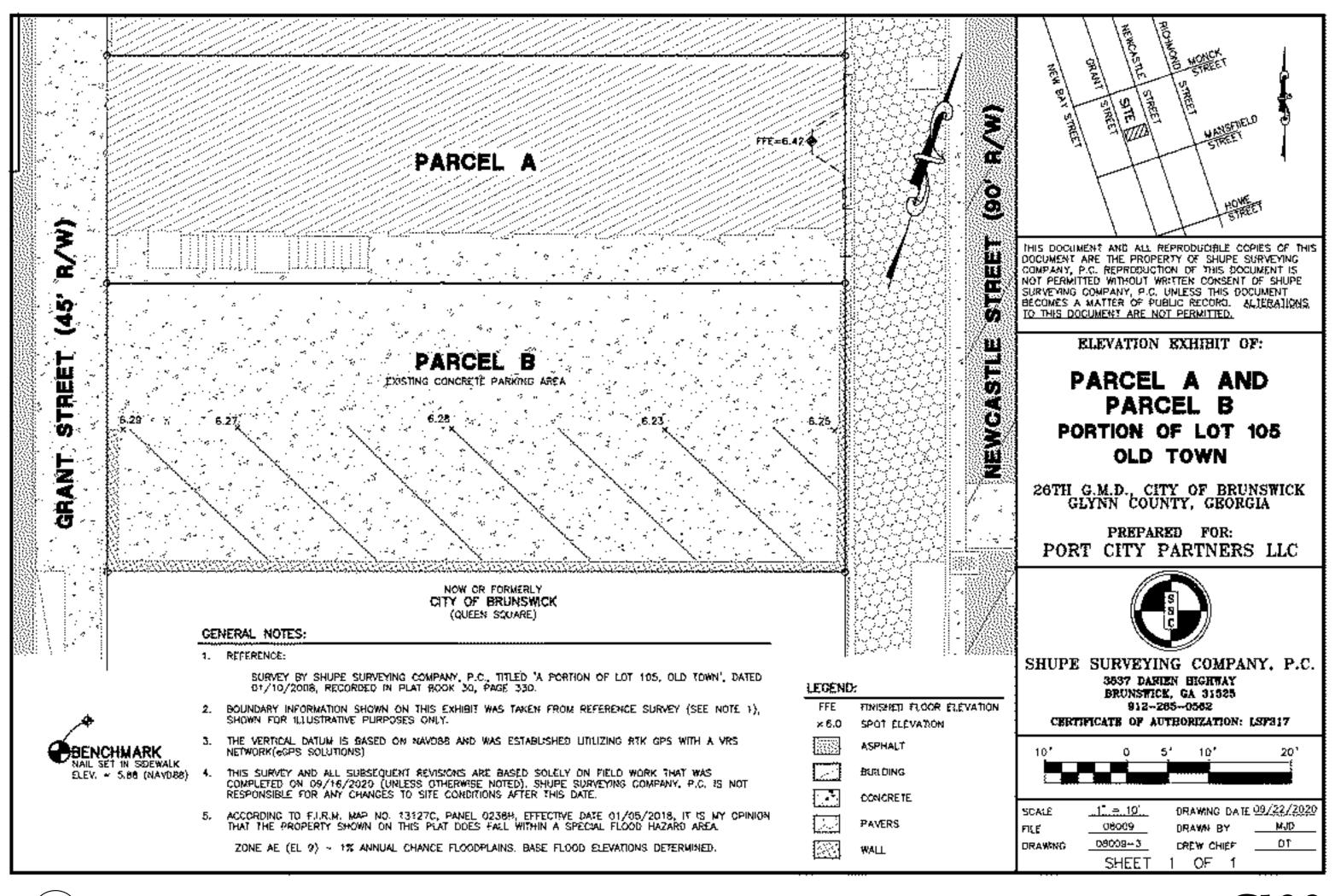
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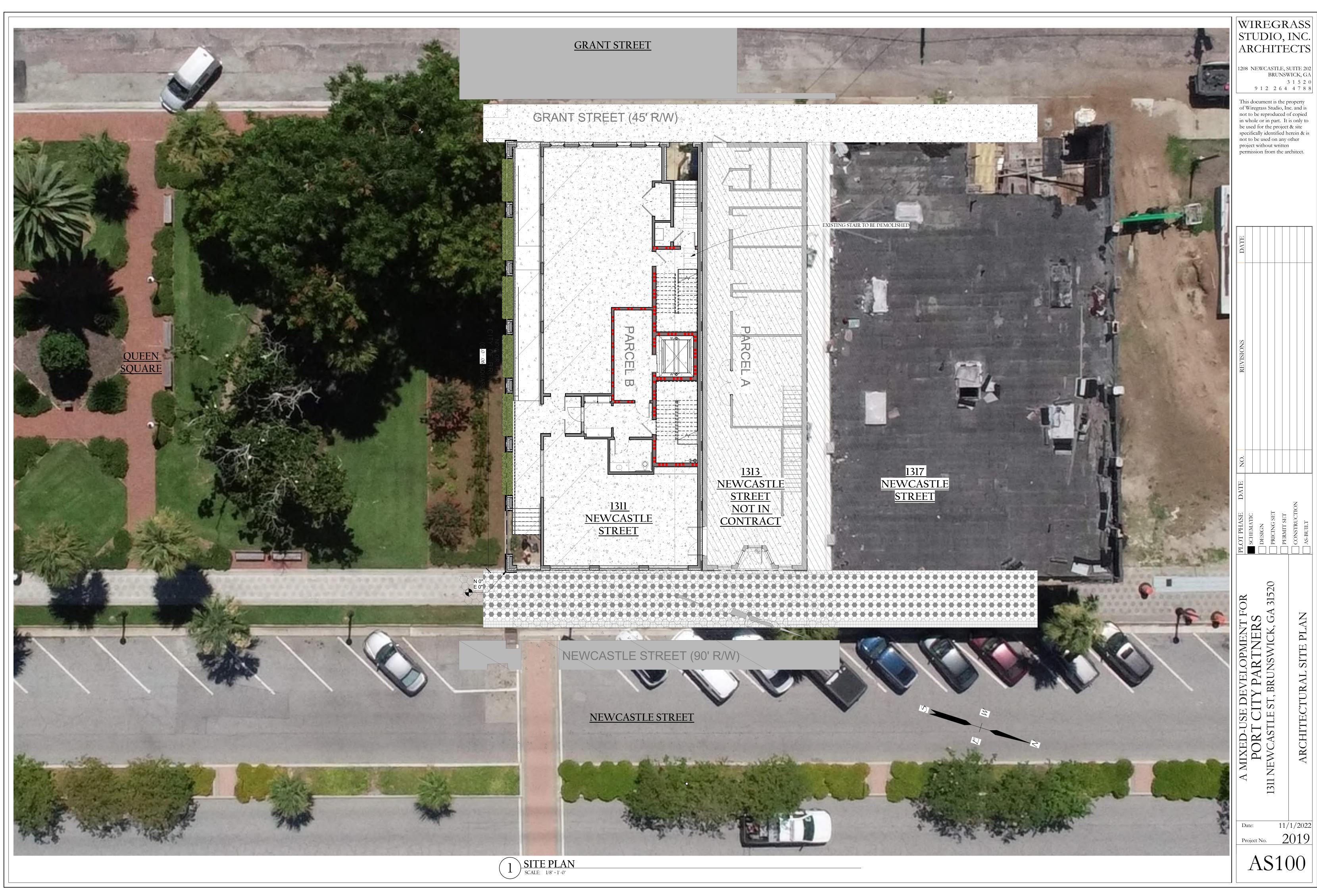
2019

11/1/2022



1 SURVEY
SCALE: 1" = 1'-0"

C100



# EXECUTION & CLOSEOUT REQUIREMENTS

## PART 1 - GENERAI

- 1. SECTION INCLUDES
- A. REQUIREMENTS FOR ALTERATIONS WORK, INCLUDING SELECTIVE DEMOLITION, EXCEPT REMOVAL, DISPOSAL, AND/OR REMEDIATION OF HAZARDOUS MATERIALS AND
- TOXIC SUBSTANCES.

DEMOLITION OPERATIONS; 2013.

- B. CUTTING AND PATCHING.
- C. CLEANING AND PROTECTION REFERENCE STANDARDS
- A. NFPA 241 STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION, AND
- A. PROJECT RECORD DOCUMENTS: ACCURATELY RECORD ACTUAL LOCATIONS OF CAPPED AND ACTIVE UTILITIES.
- 4. QUALIFICATIONS A. FOR DEMOLITION WORK, EMPLOY A FIRM SPECIALIZING IN THE TYPE OF WORK
- B. FOR DESIGN OF TEMPORARY SHORING AND BRACING, EMPLOY A PROFESSIONAL ENGINEER EXPERIENCED IN DESIGN OF THIS TYPE OF WORK AND LICENSED IN THE STATE IN WHICH THE PROJECT IS LOCATED.
- 5. PROJECT CONDITIONS A. VENTILATE ENCLOSED AREAS TO DISSIPATE HUMIDITY AND TO PREVENT
- ACCUMULATION OF DUST, FUMES, VAPORS, OR GASES. B. DUST CONTROL: EXECUTE WORK BY METHODS TO MINIMIZE RAISING DUST FROM
- CONSTRUCTION OPERATIONS.PROVIDE POSITIVE MEANS TO PREVENT AIR-BORNE DUST FROM DISPERSING INTO ATMOSPHERE AND OVER ADJACENT PROPERTY. 6. COORDINATION
- A. COORDINATE SCHEDULING, SUBMITTALS, AND WORK OF THE VARIOUS SECTIONS OF THE PROJECT MANUAL TO ENSURE EFFICIENT AND ORDERLY SEQUENCE OF INSTALLATION OF INTERDEPENDENT CONSTRUCTION ELEMENTS, WITH PROVISIONS
- FOR ACCOMMODATING ITEMS INSTALLED LATER. B. NOTIFY AFFECTED UTILITY COMPANIES AND COMPLY WITH THEIR REQUIREMENTS. COORDINATE COMPLETION AND CLEAN-UP OF WORK.

## PART 2 - PRODUCTS - NOT USED

#### PART 3 - EXECUTION

- 1. EXAMINATION A. PRIOR TO CUTTING: EXAMINE EXISTING CONDITIONS PRIOR TO COMMENCING WORK, INCLUDING ELEMENTS SUBJECT TO DAMAGE OR MOVEMENT DURING CUTTING AND PATCHING. AFTER UNCOVERING EXISTING WORK, ASSESS CONDITIONS AFFECTING PERFORMANCE OF WORK. BEGINNING OF CUTTING OR PATCHING MEANS
- ACCEPTANCE OF EXISTING CONDITIONS. B. RECORD MINUTES AND DISTRIBUTE COPIES WITHIN TWO DAYS AFTER MEETING TO PARTICIPANTS, WITH TWO COPIES TO ARCHITECT, OWNER, PARTICIPANTS, AND THOSE
- 2. ALTERATIONS A. DRAWINGS SHOWING EXISTING CONSTRUCTION AND UTILITIES ARE BASED ON CASUAL
- FIELD OBSERVATION AND EXISTING RECORD DOCUMENTS ONLY.
- a. VERIFY THAT CONSTRUCTION AND UTILITY ARRANGEMENTS ARE AS SHOWN. b. REPORT DISCREPANCIES TO ARCHITECT BEFORE DISTURBING EXISTING
- INSTALLATION.
- c. BEGINNING OF ALTERATIONS WORK CONSTITUTES ACCEPTANCE OF EXISTING
- 3. MAINTAIN WEATHERPROOF EXTERIOR BUILDING ENCLOSURE EXCEPT FOR INTERRUPTIONS REQUIRED FOR REPLACEMENT OR MODIFICATIONS; TAKE CARE TO PREVENT WATER AND HUMIDITY DAMAGE.
- a. WHERE OPENINGS IN EXTERIOR ENCLOSURE EXIST, PROVIDE CONSTRUCTION TO MAKE EXTERIOR ENCLOSURE WEATHERPROOF.
- C. REMOVE EXISTING WORK AS INDICATED AND AS REQUIRED TO ACCOMPLISH NEW
- a. REMOVE ROTTED WOOD, CORRODED METALS, AND DETERIORATED MASONRY AND
- CONCRETE; REPLACE WITH NEW CONSTRUCTION SPECIFIED.
- b. REMOVE ITEMS INDICATED ON DRAWINGS. c. RELOCATE ITEMS INDICATED ON DRAWINGS.
- D. SERVICES (INCLUDING BUT NOT LIMITED TO PLUMBING, FIRE PROTECTION, FLECTRICAL AND TELECOMMUNICATIONS): REMOVE RELOCATE AND EXTENT
- EXISTING SYSTEMS TO ACCOMMODATE NEW CONSTRUCTION a. VERIFY THAT ABANDONED SERVICES SERVE ONLY ABANDONED FACILITIES b. REMOVE ABANDONED PIPE, DUCTS, CONDUITS, AND EQUIPMENT, INCLUDING
- THOSE ABOVE ACCESSIBLE CEILINGS; REMOVE BACK TO SOURCE OF SUPPLY WHERE POSSIBLE, OTHERWISE CAP STUB AND TAG WITH IDENTIFICATION: PATCH HOLES LEFT BY REMOVAL USING MATERIALS SPECIFIED FOR NEW CONSTRUCTION.
- PROTECT EXISTING WORK TO REMAIN. a. PREVENT MOVEMENT OF STRUCTURE; PROVIDE SHORING AND BRACING IF
- b. PERFORM CUTTING TO ACCOMPLISH REMOVALS NEATLY AND AS SPECIFIED FOR CUTTING NEW WORK.
- c. REPAIR ADJACENT CONSTRUCTION AND FINISHES DAMAGED DURING REMOVAL
- CLEAN EXISTING SYSTEMS AND EQUIPMENT.
- G. REMOVE DEMOLITION DEBRIS AND ABANDONED ITEMS FROM ALTERATIONS AREAS AND DISPOSE OF OFF-SITE; DO NOT BURN OR BURY. DO NOT BEGIN NEW CONSTRUCTION IN ALTERATIONS AREAS BEFORE DEMOLITION IS COMPLETE PROGRESS CLEANING
- A. MAINTAIN AREAS FREE OF WASTE MATERIALS, DEBRIS, AND RUBBISH. MAINTAIN SITE IN A CLEAN AND ORDERLY CONDITION.
- B. REMOVE DEBRIS AND RUBBISH FROM PIPE CHASES, PLENUMS, ATTICS, CRAWL SPACES, AND OTHER CLOSED OR REMOTE SPACES, PRIOR TO ENCLOSING THE SPACE.
- C. BROOM AND VACUUM CLEAN INTERIOR AREAS PRIOR TO START OF SURFACE
- FINISHING, AND CONTINUE CLEANING TO ELIMINATE DUST. D. COLLECT AND REMOVE WASTE MATERIALS, DEBRIS, AND TRASH/RUBBISH FROM SITE
- PERIODICALLY AND DISPOSE OFF-SITE; DO NOT BURN OR BURY.

END OF SECTION

# **DEMOLITION**

#### PART 1 - GENERAL

- A. 29 CFR 1926 U.S. OCCUPATIONAL SAFETY AND HEALTH STANDARDS; CURRENT EDITION. B. NFPA 241 - STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION, AND DEMOLITION OPERATIONS; 2013.
- 2. SUBMITTALS A. PROJECT RECORD DOCUMENTS: ACCURATELY RECORD ACTUAL LOCATIONS OF CAPPED AND ACTIVE UTILITIES AND SUBSURFACE CONSTRUCTION.
- QUALITY ASSURANCE A. DEMOLITION FIRM QUALIFICATIONS: COMPANY SPECIALIZING IN THE TYPE OF WORK
- PART 2 PRODUCTS NOT USED

## PART 3 - EXECUTION

- 1. GENERAL PROCEDURES AND PROJECT CONDITIONS
- A. COMPLY WITH OTHER REQUIREMENTS SPECIFIED IN SECTION 01 7000. B. COMPLY WITH APPLICABLE CODES AND REGULATIONS FOR DEMOLITION OPERATIONS
- AND SAFETY OF ADJACENT STRUCTURES AND THE PUBLIC. a. OBTAIN REQUIRED PERMITS.
- b. COMPLY WITH APPLICABLE REQUIREMENTS OF NFPA 241.
- c. USE OF EXPLOSIVES IS NOT PERMITTED. d. TAKE PRECAUTIONS TO PREVENT CATASTROPHIC OR UNCONTROLLED COLLAPSE OF STRUCTURES TO BE REMOVED; DO NOT ALLOW WORKER OR PUBLIC ACCESS WITHIN RANGE OF POTENTIAL COLLAPSE OF UNSTABLE STRUCTURES.
- PROVIDE, ERECT, AND MAINTAIN TEMPORARY BARRIERS AND SECURITY DEVICES. f. USE PHYSICAL BARRIERS TO PREVENT ACCESS TO AREAS THAT COULD BE
- HAZARDOUS TO WORKERS OR THE PUBLIC. g. CONDUCT OPERATIONS TO MINIMIZE EFFECTS ON AND INTERFERENCE WITH
- ADIACENT STRUCTURES AND OCCUPANTS. i. CONDUCT OPERATIONS TO MINIMIZE OBSTRUCTION OF PUBLIC AND PRIVATE
- PROTECT PERSONS USING ENTRANCES AND EXITS FROM REMOVAL OPERATIONS OBTAIN WRITTEN PERMISSION FROM OWNERS OF ADJACENT PROPERTIES WHEN DEMOLITION EQUIPMENT WILL TRAVERSE, INFRINGE UPON OR LIMIT ACCESS TO

ENTRANCES AND EXITS; DO NOT OBSTRUCT REQUIRED EXITS AT ANY TIME;

- C. DO NOT BEGIN REMOVAL UNTIL RECEIPT OF NOTIFICATION TO PROCEED FROM
- D. PROTECT EXISTING STRUCTURES AND OTHER ELEMENTS THAT ARE NOT TO BE REMOVED
- a. PROVIDE BRACING AND SHORING.
- b. PREVENT MOVEMENT OR SETTLEMENT OF ADJACENT STRUCTURES. c. STOP WORK IMMEDIATELY IF ADJACENT STRUCTURES APPEAR TO BE IN DANGER.
- E. MINIMIZE PRODUCTION OF DUST DUE TO DEMOLITION OPERATIONS; DO NOT USE WATER IF THAT WILL RESULT IN ICE, FLOODING, SEDIMENTATION OF PUBLIC WATERWAYS OR STORM SEWERS, OR OTHER POLLUTION.
- F. HAZARDOUS MATERIALS: COMPLY WITH 29 CFR 1926 AND STATE AND LOCAL REGULATIONS.
- G. PERFORM DEMOLITION IN A MANNER THAT MAXIMIZES SALVAGE AND RECYCLING OF
- H. DISMANTLE EXISTING CONSTRUCTION AND SEPARATE MATERIALS.
- I. SET ASIDE REUSABLE, RECYCLABLE, AND SALVAGEABLE MATERIALS; STORE AND DELIVER TO COLLECTION POINT OR POINT OF REUSE.
- 2. EXISTING UTILITIES A. COORDINATE WORK WITH UTILITY COMPANIES; NOTIFY BEFORE STARTING WORK AND
- COMPLY WITH THEIR REQUIREMENTS; OBTAIN REQUIRED PERMITS. B. PROTECT EXISTING UTILITIES TO REMAIN FROM DAMAGE.
- C. DO NOT DISRUPT PUBLIC UTILITIES WITHOUT PERMIT FROM AUTHORITY HAVING
- D. DO NOT CLOSE, SHUT OFF, OR DISRUPT EXISTING LIFE SAFETY SYSTEMS THAT ARE IN USE WITHOUT AT LEAST 7 DAYS PRIOR WRITTEN NOTIFICATION TO OWNER.
- E. DO NOT CLOSE, SHUT OFF, OR DISRUPT EXISTING UTILITY BRANCHES OR TAKE-OFFS THAT ARE IN USE WITHOUT AT LEAST 3 DAYS PRIOR WRITTEN NOTIFICATION TO
- F. LOCATE AND MARK UTILITIES TO REMAIN; MARK USING HIGHLY VISIBLE TAGS OR FLAGS, WITH IDENTIFICATION OF UTILITY TYPE; PROTECT FROM DAMAGE DUE TO SUBSEOUENT CONSTRUCTION, USING SUBSTANTIAL BARRICADES IF NECESSARY.
- G. UNUSED UNDERGROUND PIPING MAY BE ABANDONED IN PLACE, PROVIDED IT IS COMPLETELY DRAINED AND CAPPED: REMOVE EXPOSED PIPING VALVES METERS EQUIPMENT, SUPPORTS, AND FOUNDATIONS OF DISCONNECTED AND ABANDONED
- 3. SELECTIVE DEMOLITION FOR ALTERATIONS
- A. DRAWINGS SHOWING EXISTING CONSTRUCTION AND UTILITIES ARE BASED ON CASUAL FIELD OBSERVATION AND EXISTING RECORD DOCUMENTS ONLY.
- a. VERIFY THAT CONSTRUCTION AND UTILITY ARRANGEMENTS ARE AS SHOWN.
- b. REPORT DISCREPANCIES TO ARCHITECT BEFORE DISTURBING EXISTING
- c. BEGINNING OF DEMOLITION WORK CONSTITUTES ACCEPTANCE OF EXISTING CONDITIONS THAT WOULD BE APPARENT UPON EXAMINATION PRIOR TO STARTING
- B. REMOVE EXISTING WORK AS INDICATED AND AS REQUIRED TO ACCOMPLISH NEW
- a. REMOVE ITEMS INDICATED ON DRAWINGS.
- C. SERVICES (INCLUDING BUT NOT LIMITED TO HVAC, PLUMBING, FIRE PROTECTION, ELECTRICAL, TELECOMMUNICATIONS, AND DATA): REMOVE EXISTING SYSTEMS AND EQUIPMENT AS INDICATED.
- a. MAINTAIN EXISTING ACTIVE SYSTEMS THAT ARE TO REMAIN IN OPERATION;
- MAINTAIN ACCESS TO EQUIPMENT AND OPERATIONAL COMPONENTS. b. WHERE EXISTING ACTIVE SYSTEMS SERVE OCCUPIED FACILITIES BUT ARE TO BE REPLACED WITH NEW SERVICES, MAINTAIN EXISTING SYSTEMS IN SERVICE UNTIL
- NEW SYSTEMS ARE COMPLETE AND READY FOR SERVICE. c. VERIFY THAT ABANDONED SERVICES SERVE ONLY ABANDONED FACILITIES BEFORE
- REMOVAL d. REMOVE ABANDONED PIPE, DUCTS, CONDUITS, AND EQUIPMENT, INCLUDING THOSE ABOVE ACCESSIBLE CEILINGS; REMOVE BACK TO SOURCE OF SUPPLY WHERE POSSIBLE, OTHERWISE CAP STUB AND TAG WITH IDENTIFICATION.
- D. PROTECT EXISTING WORK TO REMAIN. a. PREVENT MOVEMENT OF STRUCTURE; PROVIDE SHORING AND BRACING IF
- b. PERFORM CUTTING TO ACCOMPLISH REMOVALS NEATLY AND AS SPECIFIED FOR
- CUTTING NEW WORK. c. REPAIR ADJACENT CONSTRUCTION AND FINISHES DAMAGED DURING REMOVAL
- d. PATCH AS SPECIFIED FOR PATCHING NEW WORK. 4. DEBRIS AND WASTE REMOVAL
- A. REMOVE DEBRIS, JUNK, AND TRASH FROM SITE.
- B. LEAVE SITE IN CLEAN CONDITION, READY FOR SUBSEQUENT WORK. C. CLEAN UP SPILLAGE AND WIND-BLOWN DEBRIS FROM PUBLIC AND PRIVATE LANDS.

END OF SECTION

# **GENERAL DEMOLITION NOTES**

- 1. SPECIFIC DEMOLITION NOTES INTENDED TO BE COMPREHENSIVE. HOWEVER, THE INTENT IS THAT THE CONTRACTOR DEMOLISH ITEMS NOT INTENDED TO BE PART OF THE FINAL WORK. REFER TO FINAL PLANS TO FULLY UNDERSTAND SPECIFIC EXTENT OF DEMOLITION. THE ARCHITECT IS AVAILABLE TO REVIEW ANY QUESTIONS WITH THE CONTRACTOR DURING THE DEMOLITION PHASE.
- 2. SEE SPECIFICATION SECTION 01 7000 FOR REQUIREMENTS OF ALTERATION WORK AND CUTTING AND PATCHING
- 3. SEE SECTION 02 4100 FOR FURTHER INFORMATION ON DEMOLITION
- 4. REMOVE ALL MISC. NAILS, SCREWS, HOOKS AND UNUSED HARDWARE THROUGHOUT 5. REMOVE ALL VINYL COMPOSITE TILE, LUXURY VINYL TILE, AND RUBBER BASE
- THROUGHOUT ENTIRE SUITE. 6. REMOVE BROKEN OR CUT ACOUSTICAL CEILING TILE AND GRID SYSTEM TO EXTENT NECESSARY TO ACCOMMODATE NEW LAYOUT.
- 7. REMOVE ALL FLUORESCENT LAY-IN LIGHT FIXTURES. (TO BE REPLACED WITH LED
- 8. REMOVE ALL WALL MOUNTED ACCESSORIES, INCLUDING PAPER TOWEL DISPENSERS, SOAP DISPENSERS, HAND SANITIZERS, ETC. -STORE ON SITE FOR REINSTALLATION.
- FLOOR DEMOLITION, PATCHING, AND RESTORATION NOTES:

(F1) REMOVE VINYL FLOOR TILE COMPLETE, SAND AND CLEAN SLAB TO RECEIVE NEW FLOOR

- (F2) REMOVE VINYL FLOORING FROM FLOOR OF OLD ELEVATOR SHAFT. IF FRAMED
- UNDERNEATH, REMOVE FRAMING (F3) REMOVE TACTILE STICKER FROM TOP OF STEP; CLEAN TILE OF ALL ADHESIVE

## CEILING DEMOLITION, PATCHING, AND RESTORATION NOTES

- (C1) REMOVE ALL CROWN MOULD COMPLETE, CEILING TO REMAIN. (C2) REMOVE ALL GYPSUM BOARD & PLYWOOD FINISH OF SOFFIT TO EXPOSE HVAC, ELECTRICAL, PLUMBING, AND SPRINKLER RUNS. REMOVE SOFFIT FRAMING IF IT IS NOT SUPPORTING ANY UTILITIES.
- (C3) REMOVE FRAMED LOFT COMPLETE (C4) SCHEDULE TIME WITH ARCHITECT FOR EXPLORATORY DEMOLITION OF CEILING IN OLD ELEVATOR SHAFT. INTENT IS FOR THE SHAFT TO BE DEMOLISHED UP TO THE HIGH CEILING (SEE PRELIMINARY FLOOR PLAN).

## VERTICAL DEMOLITION, PATCHING, AND RESTORATION NOTES:

- (VI) REMOVE WOOD PARTITION FRAMING AND WALL FINISH COMPLETE (V2) REMOVE WALL FINISH ONLY (GYPSUM BOARD, MOULDING, WAINSCOT); FRAMING TO
- (V3) REMOVE WALL FINISH ONLY (GYPSUM BOARD, MOULDING, WAINSCOT); FURRING STRIPS TO REMAIN. VACUUM EXPOSED BRICK WALL THOROUGHLY.
- (V4) REMOVE DOOR, DOOR FRAME, AND HARDWARE COMPLETE (V5) REMOVE CASEWORK AND COUNTERTOPS COMPLETE
- (V6) REMOVE ADA COMPLIANT GRAB BARS AND SALVAGE FOR REINSTALLATION
- (V7) REMOVE PORTION OF WALL TO ACCOMMODATE NEW DOOR, SEE FINAL PLAN FOR EXACT LOCATION

## MEP DEMOLITION, PATCHING, AND RESTORATION NOTES:

(E1) REMOVE ALL LIGHT FIXTURES AND FANS COMPLETE. SALVAGE FOR REINSTALLATION THE FOLLOWING: BLACK TRACK LIGHT TRACKS AND TRACK HEADS, EMERGENCY LIGHTS AND EXIT

REMOVE ALL ELECTRICAL AND ELECTRICAL CONDUIT BACK TO THE EXISTING PANEL. PANEL TO REMAIN. CONTRACTOR MAY HAVE OPTION TO REUSE SOME EXISTING ELECTRICAL IF IT IS IN GOOD SHAPE AND IN THE CORRECT LOCATION TO ACCOMMODATE NEW DESIGN. REVIEW IN FIELD WITH ARCHITECT.

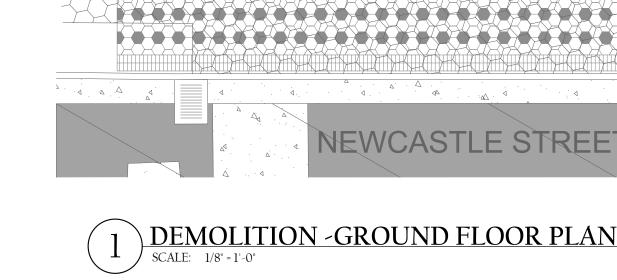
(MI) REMOVE HVAC DUCTWORK COMPLETE (M2) INSPECT HVAC CONDENSER AND AIR HANDLER AND DETERMINE LIFE EXPECTANCY. MAKE

DETERMINATION WITH ARCHITECT AND OWNER AS TO VIABILITY OF UNITS FOR NEW DESIGN. (M3) REMOVE KITCHEN HOOD, VENT DUCTWORK, AND EXTERIOR EXHAUST FAN COMPLETE. PATCH BRICK WALL WITH MATCHING BRICK AND MORTAR. OBTAIN APPROVAL ON BRICK AND

(P1) REMOVE ALL PLUMBING FIXTURES COMPLETE. REMOVE EXISTING LINES COMPLETE BACK TO SITE UTILITY TIE-IN OR SPECIFIC LOCATION THAT WORKS WITH NEW DESIGN. SEE PRELIMINARY FLOOR PLAN. SALVAGE FOR REINSTALLATION THE FOLLOWING FIXTURES: ADA











△ DEMO STAIRS, PRIOR TO DEMOLITION △

CONFIRM DEMO DOES NOT CREATE A

PROBLEM FOR ADJACENT BUILDING

DEMO DOORS AND INFILL OPENING.

NEWCASTLE STREET (90' R/W)

FENCE '

WIREGRASS ARCHITECTS

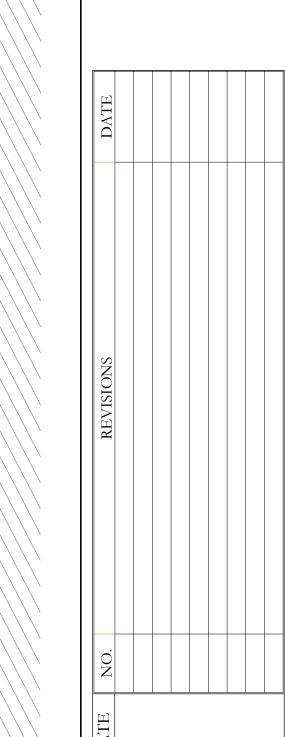
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> > 9 1 2 2 6 4 4 7 8

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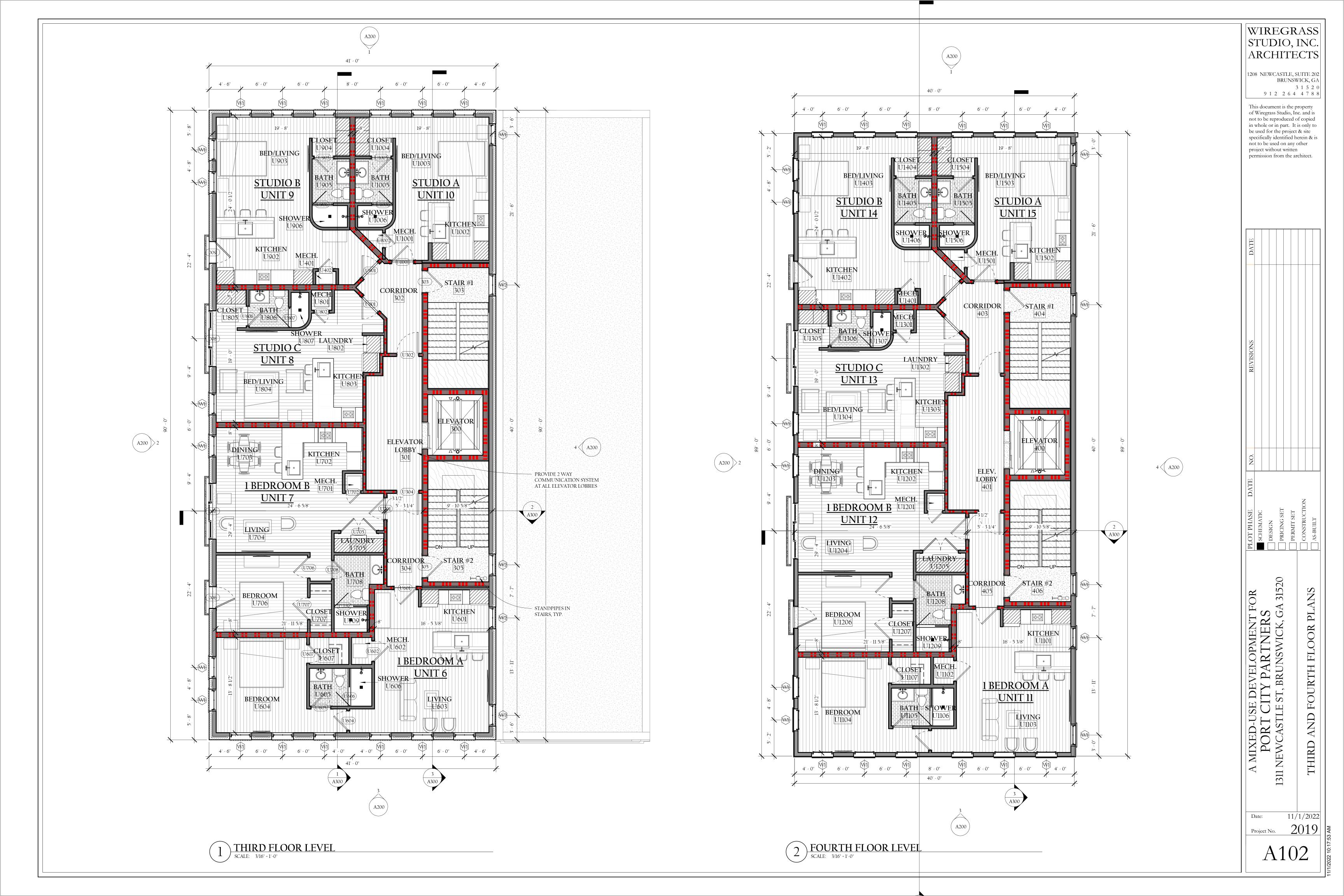
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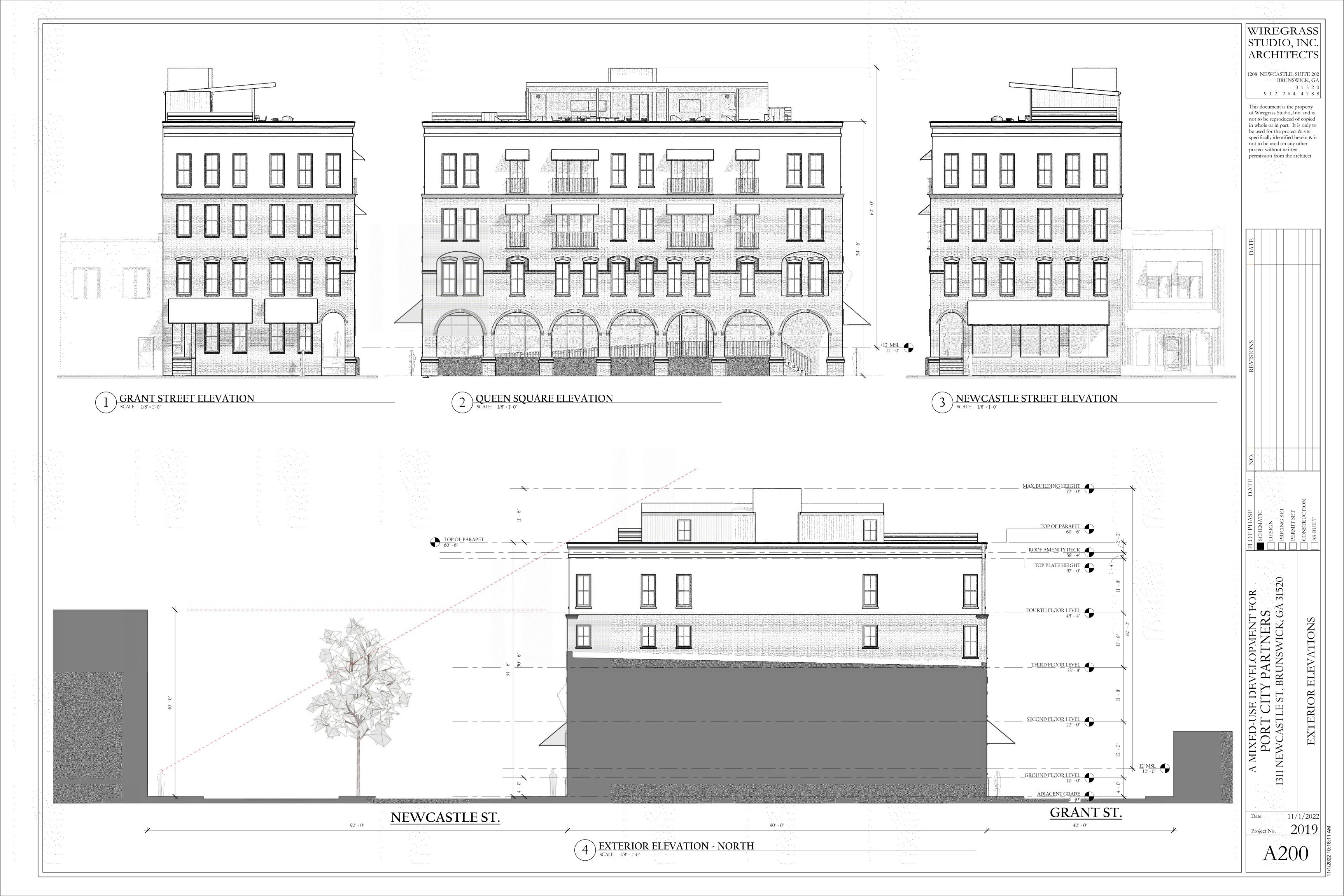
2019 Project No.













# WIREGRASS STUDIO, INC. ARCHITECTS

# A Mixed-Use Development for Port City Partners

1311 NEWCASTLE ST., BRUNSWICK, GA 31520



# **Exterior Finishes**

OCTOBER 14, 2022







Exterior Brick- TBD, old traditional look



**Exterior Stucco** - Top floor - Stucco, painted gray, color TBD (Sherwin Williams Pewter Cast). Ground floor (inside arches) - stucco, painted white, color TBD (Sherwin Williams Pure White)



SW 7005
Pure White
Interior / Exterior
Location Number: 255-C1





**Windows** - Anderson 'A' Series, Double Hung, Painted White with brick mold



Doors - Anderson Multiglide series, 3 panel, painted white

Anderson 'A' Series, French Swing doors, painted white



**Roof Material**- Amenity deck: Porcelanosa raised access floor system, color TBD (Harlem Acero), 24" x 24"



Storefront System - TBD

Awning - Fabric awning custom color blue to match Port City logo

#### Other Exterior Components -

Mechanical screenwall - Horizontal stained IPE or painted aluminum slats
Exterior porch railings to be powder coated aluminum pickets
Roof Planter Walls - Stucco
Landscaping - Potocarpus Hedge



