Building Data Summary	
Project ID:	******* ******* *****
Location:	******* ******* *****
Scope of Work:	Demolition
Date:	10/09/2024

Item #	Ref. Sheet #	Item Description	Unit	Quantity	Unit Manhour	Hourly Wage	Unit Labor Cost	Total Labor Cost	Sub Cost	Total Trade Cost
		DIVISION.01 GENERAL REQUIREMENTS								
1		Supervision and Coordination	LS	1	0.000	$ -	$ -	$ -	$ 15,000.00	
2		Submittals and Shop drawings	LS	1	0.000	$ -	$ -	$ -	$ -	
3		Final Cleaning	LS	1	0.000	$ -	$ -	$ -	$ 8,600.00	
4		Mobilization Costs	LS	1	0.000	$ -	$ -	$ -	$ 6,500.00	
5		Temporary Control & Facilities	LS	1	0.000	$ -	$ -	$ -	$ -	
		Subtotal (General Requirements)								**$ 30,100**
		DIVISION 02- SITE WORK/ EXISTING CONDITIONS								
		Site Demolition								
6		Remove AC Driveway And Parking	SF	18188	0.015	$ 62.00	$ 0.93	$ 16,914.84	$ 16,914.84	
7		Remove Debris And Cleanup Construction Site	SF	65242	0.005	$ 62.00	$ 0.31	$ 20,225.02	$ 20,225.02	
8		Remove CB	EA	4	1.000	$ 62.00	$ 62.00	$ 248.00	$ 248.00	
9		Remove Concrete Walk & Landing	SF	4493	0.053	$ 62.00	$ 3.29	$ 14,764.00	$ 14,764.00	
10		Remove Existing Concrete Curb	LF	847	0.065	$ 62.00	$ 4.03	$ 3,413.41	$ 3,413.41	
11		Remove Exterior Stairs	SF	200	0.088	$ 62.00	$ 5.46	$ 1,091.20	$ 1,091.20	
12		Remove Fence	LF	1835	0.095	$ 62.00	$ 5.89	$ 10,808.15	$ 10,808.15	
13		Remove Gas Line	LF	457	0.185	$ 62.00	$ 11.47	$ 5,241.79	$ 5,241.79	
14		Remove Gas Meter	EA	1	1.200	$ 62.00	$ 74.40	$ 74.40	$ 74.40	
15		Remove Gutter & Curb	LF	402	0.080	$ 62.00	$ 4.96	$ 1,993.92	$ 1,993.92	
16		Remove Landscape Planting Area & Hardcap	SF	9343	0.007	$ 62.00	$ 0.43	$ 4,054.86	$ 4,054.86	
17		Remove Site Light	EA	2	1.500	$ 62.00	$ 93.00	$ 186.00	$ 186.00	
18		Remove One Parking Space	SF	145	0.052	$ 62.00	$ 3.22	$ 467.48	$ 467.48	
19		Remove Prking Aisle	SF	219	0.048	$ 62.00	$ 2.98	$ 651.74	$ 651.74	
20		Remove Sanitary Sewer Cleanout	EA	1	1.000	$ 62.00	$ 62.00	$ 62.00	$ 62.00	
21		Remove Sanitary Sewer Lat	LF	65	0.158	$ 62.00	$ 9.80	$ 636.74	$ 636.74	
22		Remove SD Line	LF	284	0.132	$ 62.00	$ 8.18	$ 2,324.26	$ 2,324.26	
23		Remove Tranformation	EA	1	6.250	$ 62.00	$ 387.50	$ 387.50	$ 387.50	
24		Remove Tree	EA	8	15.200	$ 62.00	$ 942.40	$ 7,539.20	$ 7,539.20	
25		Remove Water Line	LF	291	0.185	$ 62.00	$ 11.47	$ 3,337.77	$ 3,337.77	
26		Remove Trash Enclosure	SF	64	0.100	$ 62.00	$ 6.20	$ 396.80	$ 396.80	
		Finishes Demolition								
		First Floor								
27		Remove All Plumbing Fixtures Accessories	SF	10438	0.008	$ 62.00	$ 0.50	$ 5,177.25	$ 5,177.25	
28		Remove Ceiling Finishes	SF	10522	0.015	$ 62.00	$ 0.93	$ 9,785.46	$ 9,785.46	
29		Remove Exterior Finishes	LF	42	0.050	$ 62.00	$ 3.10	$ 130.20	$ 130.20	
30		Remove Hand Rail	LF	20	0.120	$ 62.00	$ 7.44	$ 148.80	$ 148.80	
31		Remove Sidelight & Door W/ Casing & Frame	EA	11	1.200	$ 62.00	$ 74.40	$ 818.40	$ 818.40	
32		Remove Stairs	SF	135	0.088	$ 62.00	$ 5.46	$ 736.56	$ 736.56	
33		Remove Storage Room	SF	135	0.100	$ 62.00	$ 6.20	$ 837.00	$ 837.00	
34		Remove Stucco Finishes	LF	20	0.120	$ 62.00	$ 7.44	$ 148.80	$ 148.80	
35		Remove Surface Finishes	SF	10438	0.013	$ 62.00	$ 0.81	$ 8,413.03	$ 8,413.03	
36		Remove Wall (11' H, 65 LF)	SF	715	0.020	$ 62.00	$ 1.24	$ 886.60	$ 886.60	
37		Remove Wall Finishes (11' H, 852 LF)	SF	9372	0.012	$ 62.00	$ 0.74	$ 6,972.77	$ 6,972.77	
38		Remove Walls (11' H, 284 LF)	SF	3124	0.020	$ 62.00	$ 1.24	$ 3,873.76	$ 3,873.76	
39		Remove Windows	EA	29	0.700	$ 62.00	$ 43.40	$ 1,258.60	$ 1,258.60	
40		Remove Wood Trellis	SF	1985	0.020	$ 62.00	$ 1.24	$ 2,461.40	$ 2,461.40	
		Second Floor								
41		Remove All Plumbing Fixtures Accessories	SF	10579	0.007	$ 62.00	$ 0.43	$ 4,591.29	$ 4,591.29	
42		Remove Ceiling	SF	112	0.022	$ 62.00	$ 1.36	$ 152.77	$ 152.77	
43		Remove Ceiling Finishes	SF	10579	0.012	$ 62.00	$ 0.74	$ 7,870.78	$ 7,870.78	
44		Remove Exterior Finishes	LF	58	0.100	$ 62.00	$ 6.20	$ 359.60	$ 359.60	
45	C04	Remove Flooring	SF	112	0.020	$ 62.00	$ 1.24	$ 138.88	$ 138.88	
46	AD1-AD4	Remove Hand Rail	LF	42	0.100	$ 62.00	$ 6.20	$ 260.40	$ 260.40	
47	ED2.01-	Remove Shaft	SF	121	0.028	$ 62.00	$ 1.74	$ 210.06	$ 210.06	
48	ED2.03	Remove Sidelight & Door W/ Casing & Frame	EA	9	1.250	$ 62.00	$ 77.50	$ 697.50	$ 697.50	
49		Remove Stairs	SF	134	0.088	$ 62.00	$ 5.46	$ 731.10	$ 731.10	
50		Remove Storage Room	SF	134	0.100	$ 62.00	$ 6.20	$ 830.80	$ 830.80	
51		Remove Stucco Wall Finish (11' H, 17 LF)	SF	187	0.035	$ 62.00	$ 2.17	$ 405.79	$ 405.79	
52		Remove Surface Finishes	SF	10579	0.012	$ 62.00	$ 0.74	$ 7,870.78	$ 7,870.78	
53		Remove Wall (11' H, 62 LF)	SF	682	0.020	$ 62.00	$ 1.24	$ 845.68	$ 845.68	
54		Remove Wall Finishes	LF	813	0.012	$ 62.00	$ 0.74	$ 604.87	$ 604.87	
55		Remove Walls (11' H, 266 LF)	SF	2926	0.020	$ 62.00	$ 1.24	$ 3,628.24	$ 3,628.24	
56		Remove Windows	EA	29	0.750	$ 62.00	$ 46.50	$ 1,348.50	$ 1,348.50	
57		Remove Wood Trellis	SF	1984	0.020	$ 62.00	$ 1.24	$ 2,460.16	$ 2,460.16	
		Roof								
58		Remove Built-Up-Roof Topping	SF	11490	0.010	$ 62.00	$ 0.62	$ 7,123.80	$ 7,123.80	
59		Remove Downspout	EA	2	1.000	$ 62.00	$ 62.00	$ 124.00	$ 124.00	
60		Remove Asbestos Abatment	SF	11490	0.056	$ 62.00	$ 3.47	$ 39,893.28	$ 39,893.28	
61		Remove Exterior Finishes @ Parapet Wall (3' H, 178	SF	534	0.015	$ 62.00	$ 0.93	$ 496.62	$ 496.62	
62		Remove Mechanical Equipment	EA	7	8.000	$ 62.00	$ 496.00	$ 3,472.00	$ 3,472.00	
63		Remove Parapet Wall (3' H, 85 LF)	SF	255	0.020	$ 62.00	$ 1.24	$ 316.20	$ 316.20	
64		Remove Roof Drain	EA	2	0.500	$ 62.00	$ 31.00	$ 62.00	$ 62.00	
65		Remove Roof Framing	SF	1148	0.032	$ 62.00	$ 1.98	$ 2,277.63	$ 2,277.63	
66		Remove Roof Overflow Drain	EA	2	0.500	$ 62.00	$ 31.00	$ 62.00	$ 62.00	
67		Remove Scupper	EA	2	0.500	$ 62.00	$ 31.00	$ 62.00	$ 62.00	
68		Remove Tiled Roof Area	SF	2113	0.020	$ 62.00	$ 1.24	$ 2,620.12	$ 2,620.12	
69		Remove Wood Trellis	SF	1953	0.020	$ 62.00	$ 1.24	$ 2,421.72	$ 2,421.72	
		Electrical Demolition								

USA TAKEOFFS CONSTRUCTION ESTIMATING SERVICES

Building Data Summary	
Project ID:	******* ******* *****
Location:	******* ******* *****
Scope of Work:	Demolition
Date:	10/09/2024

Item #	Ref. Sheet #	Item Description	Unit	Quantity	Unit Manhour	Hourly Wage	Unit Labor Cost	Total Labor Cost	Sub Cost	Total Trade Cost
		First Floor								
70		Remove All Lighting Fixtures With Switches, Junction Box, Conduits, Conductors , Disconnects Switch, Power Receptacles	SF	10588	0.010	$ 62.00	$ 0.62	$ 6,564.56	$ 6,564.56	
71		Remove Fire Alarm, Security Devices With All Cable	SF	10588	0.005	$ 62.00	$ 0.31	$ 3,282.28	$ 3,282.28	
		Second Floor								
72		Remove All Lighting Fixtures With Switches, Junction Box, Conduits, Conductors , Disconnects Switch, Power Receptacles	SF	10678	0.010	$ 62.00	$ 0.62	$ 6,620.36	$ 6,620.36	
73		Remove Fire Alarm, Security Devices With All Cable	SF	10678	0.005	$ 62.00	$ 0.31	$ 3,310.18	$ 3,310.18	
		Roof								
74		Remove All Lighting Fixtures With Switches, Junction Box, Conduits, Conductors , Disconnects Switch, Power Receptacles	SF	8409	0.010	$ 62.00	$ 0.62	$ 5,213.58	$ 5,213.58	
75		Remove Fire Alarm, Security Devices With All Cable	SF	8409	0.004	$ 62.00	$ 0.25	$ 2,085.43	$ 2,085.43	
		Subtotal (Site Work/ Existing Conditions)						**$ 255,483**		**$ 255,483**

PROJECTED COST		$ 285,583
INSURANCE	3%	$ 8,567
CONTINGENCY	5%	$ 14,279
OVERHEAD AND PROFIT	15%	$ 42,837
TAX	0.00%	$ -
SUGGESTED BID		$ 351,267

Note:

1.Please verify the equipment's and their prices with owner.
2.Online sources are used for pricing.
3.Prices can vary depending upon field conditions.

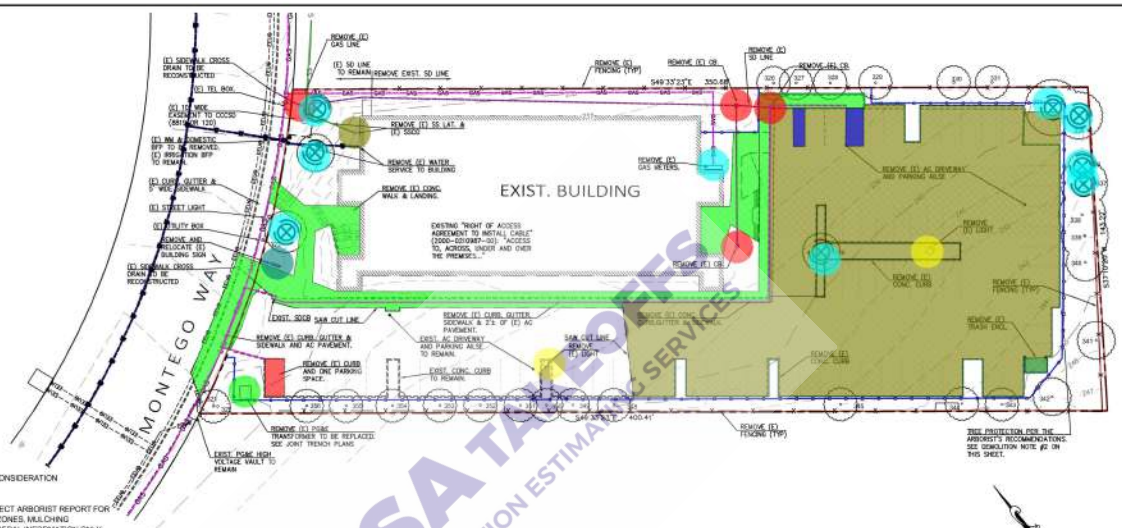
USA TAKEOFFS
CONSTRUCTION ESTIMATING SERVICES

HATCH LEGEND

- REMOVE BUILDING
- REMOVE EXIST. HARDSCAPE AND LANDSCAPE.
- ABANDON EXISTING UTILITY SERVICE
- REMOVE EXISTING UTILITY SERVICE

TREE DEMOLITION DETAILS

- TREE TO BE REMOVED
- TREE PROTECTIVE FENCING



DEMOLITION NOTES:

1. EXECUTE WORK IN AN ORDERLY AND CAREFUL MANNER, WITH DUE CONSIDERATION FOR NEIGHBORS AND THE PUBLIC.
2. CONTRACTOR TO FENCE EXISTING TREES TO REMAIN. SEE THE PROJECT ARBORIST REPORT FOR DETAILS ON TEMPORARY PROTECTIVE FENCING, TREE PROTECTION ZONES, MULCHING UNDER TREES, ETC... TREE FENCING SHOWN ON PLANS ARE FOR GENERAL INFORMATION ONLY. THE ACTUAL LOCATION OF TREE PROTECTIVE FENCING SHALL BE DETERMINED IN THE FIELD THE PROJECT ARBORIST.
3. PROTECT AND MAINTAIN CONDUITS, DRAINS, SEWERS, PIPES, AND WIRES THAT ARE TO REMAIN.
4. KEEP STREET AND ROAD REASONABLY CLEAN, AND SWEEP DAILY.
5. CONSTANTLY SPRINKLE RUBBISH AND DEBRIS TO LAY DUST.
6. PROMPTLY REMOVE MATERIALS, RUBBISH, AND DEBRIS FROM PROPERTY.
7. WATERING SHOULD BE USED TO CONTROL DUST GENERATION DURING DEMOLITION OF STRUCTURES AND BREAK-UP OF PAVEMENT.
8. ALL TRUCKS HAULING DEMOLITION DEBRIS FROM THE SITE SHALL BE COVERED.
9. DUST-PROOF CHUTES SHALL BE USED TO LOAD DEBRIS INTO TRUCKS WHENEVER FEASIBLE. WATERING SHOULD BE USED TO CONTROL DUST GENERATION DURING TRANSPORT AND HANDLING OF RECYCLED MATERIALS
10. ALL ACTIVE CONSTRUCTION AREAS SHALL BE WATERED (MIST) AT LEAST TWICE DAILY AND MORE OFTEN DURING WINDY PERIODS. ACTIVE AREAS ADJACENT TO THE EXISTING LAND USES SHALL BE KEPT DAMP AT ALL TIMES OR SHALL BE TREATED WITH NON-TOXIC STABILIZERS OR DUST PALLIATIVES.
11. ALL TRUCKS HAULING SOIL, SAND, AND OTHER LOOSE MATERIALS SHALL BE COVERED OR REQUIRE ALL TRUCKS TO MAINTAIN AT LEAST 2 FEET OF FREEBOARD.
12. ALL UNPAVED ACCESS ROADS, PARKING AREAS, AND STAGING AREAS AT CONSTRUCTION SITES SHALL BE PAVED, WATERED THREE TIMES DAILY, OR TREATED WITH (NON-TOXIC) SOIL STABILIZERS.
13. ALL PAVED ACCESS ROADS, PARKING AREAS, AND STAGING AREAS AT CONSTRUCTION SITES SHALL BE SWEPT DAILY WITH WATER SWEEPERS. WATER SWEEPERS SHALL VACUUM UP EXCESS WATER TO AVOID RUNOFF-RELATED IMPACTS TO WATER QUALITY
14. LIMIT TRAFFIC SPEEDS ON UPAVED ROADS TO 15 MPH.
15. INSTALL SANDBAGS OR OTHER EROSION CONTROL MEASURES TO PREVENT SILT RUNOFF TO PUBLIC ROADWAYS.
16. REPLANT VEGETATION IN DISTURBED AREAS AS QUICKLY AS POSSIBLE.
17. MINIMIZE IDLING TIME (5 MINUTES MAXIMUM).
18. MAINTAIN PROPERLY TUNED EQUIPMENT.
19. CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES TO SHUT OFF GAS, POWER, ETC. PRIOR TO DEMOLITION.
20. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS.

TREE #	SPECIES	DBH	APPROVED FOR REMOVAL
321	BLACK LOCUST (ROBINIA PSEUDOACACIA)	32	NO
322	TULIP POPLAR (LIRIODENDRON TULIPIFERA)	14	NO
323	BIRCH (BETULA SP.)	11	NO
324	BIRCH (BETULA SP.)	11	NO
325	BIRCH (BETULA SP.)	8	NO
326	LONDON PLANE (PLATANUS x HISPANICA)	14 (EST.)	NO
327	LONDON PLANE (PLATANUS x HISPANICA)	10 (EST.)	NO
328	LONDON PLANE (PLATANUS x HISPANICA)	10 (EST.)	NO
329	LONDON PLANE (PLATANUS x HISPANICA)	11 (EST.)	NO
330	LONDON PLANE (PLATANUS x HISPANICA)	9 (EST.)	NO
331	LONDON PLANE (PLATANUS x HISPANICA)	8 (EST.)	NO
334	COAST REDWOOD (SEQUOIA SEMPERVIRENS)	15	YES
335	COAST REDWOOD (SEQUOIA SEMPERVIRENS)	17	YES
336	COAST REDWOOD (SEQUOIA SEMPERVIRENS)	8	YES
337	COAST REDWOOD (SEQUOIA SEMPERVIRENS)	13	YES
338	COAST REDWOOD (SEQUOIA SEMPERVIRENS)	14	NO
339	COAST REDWOOD (SEQUOIA SEMPERVIRENS)	15	NO
340	COAST REDWOOD (SEQUOIA SEMPERVIRENS)	12	NO
341	VALLEY OAK (QUERCUS LOBATA)	11	NO
342	COAST REDWOOD (SEQUOIA SEMPERVIRENS)	16	NO
343	TULIP POPLAR (LIRIODENDRON TULIPIFERA)	9	NO
344	TULIP POPLAR (LIRIODENDRON TULIPIFERA)	11	NO
345	TULIP POPLAR (LIRIODENDRON TULIPIFERA)	13	NO
346	TULIP POPLAR (LIRIODENDRON TULIPIFERA)	10	YES
348	TULIP POPLAR (LIRIODENDRON TULIPIFERA)	10	NO
349	TULIP POPLAR (LIRIODENDRON TULIPIFERA)	9	NO
350	TULIP POPLAR (LIRIODENDRON TULIPIFERA)	15	NO
351	TULIP POPLAR (LIRIODENDRON TULIPIFERA)	10	NO
352	TULIP POPLAR (LIRIODENDRON TULIPIFERA)	14	NO
353	TULIP POPLAR (LIRIODENDRON TULIPIFERA)	8	NO
354	TULIP POPLAR (LIRIODENDRON TULIPIFERA)	12	NO
355	TULIP POPLAR (LIRIODENDRON TULIPIFERA)	10	NO
356	TULIP POPLAR (LIRIODENDRON TULIPIFERA)	10	NO

TREE PRESERVATION REQUIREMENTS

- INSTALL 6-FOOT CHAIN-LINK FENCING ACCORDING TO FIGURE 1: SITE SKETCH (PAGE 9 OF ARBORIST REPORT). FENCING SHALL BE MOUNTED TO POSTS THAT ARE DRIVEN INTO THE GROUND. WHERE THIS IS NOT POSSIBLE BECAUSE OF TREE ROOTS OR OTHER OBSTACLES, CHAIN-LINK PANELS MOUNTED TO STANCHIONS AND CONNECTED TO EACH OTHER MAY BE INSTALLED. IF UNFORESEEN SITE FACTORS PROHIBIT THE USE OF CHAIN-LINK FENCING, OR IF OTHERWISE APPROVED BY THE CITY, USE OF PLASTIC CONSTRUCTION FENCING MOUNTED TO POSTS MAY BE USED.
- EXCAVATION FOR INSTALLATION OF PERMEABLE DRIVEWAY PAVERS SHALL BE DONE CAREFULLY BY HAND TO EXPOSE ANY ROOTS THAT MAY BE IN CONFLICT WITH THE INSTALLATION.
- EXCAVATION FOR NEW IRRIGATION IN THE PLANTER STRIPS WHERE THE TREES ARE LOCATED SHALL BE DONE CAREFULLY BY HAND TO EXPOSE ANY ROOTS THAT MAY BE IN CONFLICT WITH THE NEW IRRIGATION.
- EFFORT SHALL BE MADE TO TUNNEL UNDER THE ROOTS TO INSTALL THE IRRIGATION WITHOUT PRUNING THE ROOTS.
- ROOTS 3 INCHES IN DIAMETER OR LESS MAY BE PRUNED FOR THE INSTALLATION OF THE DRIVEWAY PAVERS OR IF TUNNELING FOR IRRIGATION IS NOT POSSIBLE. ROOTS MUST BE CUT WITH A SHARP BLADE OR SAW, KEEPING THE ADJACENT BARK INTACT.
- IF ANY ROOTS GREATER THAN 3 INCHES IN DIAMETER ARE ENCOUNTERED DURING EXCAVATION, CONTACT THE PROJECT ARBORIST FOR ASSESSMENT BEFORE PRUNING.
- NO STORAGE OF BUILDING MATERIALS, REFUSE, EXCAVATED SPOILS, OR DUMPING OF POISONOUS MATERIALS, IS PERMITTED WITHIN THE DRIP LINE OF ANY PROTECTED TREE. POISONOUS MATERIALS INCLUDE, BUT ARE NOT LIMITED TO, PAINT, PETROLEUM PRODUCTS, CONCRETE OR STUCCO MIX, DIRTY WATER, OR ANY OTHER MATERIAL WHICH MAY BE DELETERIOUS TO TREE HEALTH.

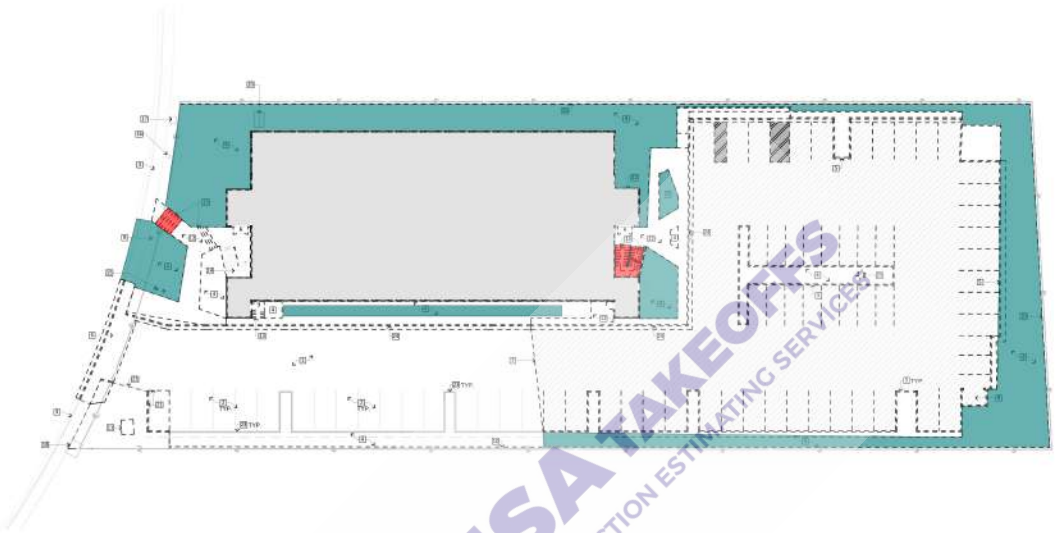
DEBOLT CIVIL ENGINEERING
45+ YEARS

SITE DEVELOPMENT PLANS FOR SDP22-011
1455 MONTEGO
DEMOLITION PLAN
CONTRA COSTA COUNTY, CALIFORNIA
CITY OF WALNUT CREEK

Revisions
No.
Stamp
REGISTERED PROFESSIONAL ENGINEER
Date 12/13/2022
Scale 1" = 20'
Job No. 21189
Drawing Number
C.04
4 of 13

USA TAKEOFFS
CONSTRUCTION ESTIMATING & SERVICES

ALL PLANS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF THE ENGINEER AND REQUIRING AGENCY



DEMO SITE PLAN 1/16" = 1'-0" 2

Remove Landscape Planting Area &... 9342.8 SQ FT

Remove Exterior Stairs 199.7 SQ FT

DEMOLITION SITE PLAN LEGEND

- PROPERTY LINE
- EXISTING SITE WORK TO REMAIN
- SITE WORK TO BE DEMOLISHED AND REMOVED. PATCH AND REPAIR AS REQUIRED TO RECEIVE NEW FINISHES
- PORTION OF EXISTING ASPHALT CONCRETE DRIVEWAY TO BE DEMOLISHED PER CIVIL DRAWINGS

DEMOLITION SITE PLAN GENERAL NOTES

A. FOR SCOPE OF CIVIL, LANDSCAPE, IRRIGATION, PLUMBING SEE RESPECTIVE DRAWINGS
B. REFER TO LANDSCAPE AND CIVIL PLANS FOR THE LOCATION OF EXISTING TREES TO REMAIN AND EXISTING TREES TO BE REMOVED

DEMO SITE PLAN KEYNOTES

1. EXISTING AC DRIVEWAY TO REMAIN. REFER TO CIVIL PLANS FOR EXTENT OF SAW CUT LINE
2. EXISTING PARKING STALLS TO REMAIN
3. EXISTING CURB, GUTTER, AND SIDEWALK TO REMAIN
4. REMOVE (E) LANDSCAPE/PLANTING AREA AND HARDSCAPE. REFER TO LANDSCAPE AND CIVIL PLANS
5. DEMOLISH (E) CONCRETE CURB. REFER TO CIVIL DRAWINGS
6. REMOVE PORTION OF (E) CURB, GUTTER, SIDEWALK & AC PAVEMENT APPROACH. REFER TO CIVIL PLANS
7. SAW CUT AND REMOVE PORTION OF EXISTING AC DRIVEWAY PER CIVIL PLANS
8. DEMOLISH (E) TRASH ENCLOSURE
9. EXISTING STREET LIGHT. PROTECT IN PLACE
10. EXISTING WOOD FENCE TO BE REMOVED AND REPLACED WITH NEW WOOD FENCE. REFER TO SITE PLAN A0.1
11. EXISTING ELECTRICAL TRANSFORMER TO BE REMOVED AND REPLACED IN THE SAME LOCATION. REFER TO ELECTRICAL PLANS
12. DEMOLISH (E) CONCRETE SIDEWALK AND LANDING. REFER TO CIVIL PLANS.
13. DEMOLISH (E) EXTERIOR STAIRS
14. EXISTING EXTERIOR STAIRS TO REMAIN
15. REMOVE (E) MONUMENT SIGN. REFER TO SITE PLAN A0.1 FOR PROPOSED NEW LOCATION OF MONUMENT SIGN
16. EXISTING WATER METER TO REMAIN. PROTECT IN PLACE
17. EXISTING TELEPHONE BOX TO REMAIN. PROTECT IN PLACE
18. EXISTING HIGH VOLTAGE VAULT. PROTECT IN PLACE
19. EXISTING UTILITY BOX TO REMAIN. PROTECT IN PLACE
20. EXISTING FIRE HYDRANT TO REMAIN
21. REMOVE (E) CURB AND ONE PARKING STALL FOR NEW PROPOSED NEW GENERATOR. REFER TO A0.1 AND ELECTRICAL PLANS
22. REMOVE (E) GAS METERS. REFER TO PLUMBING AND CIVIL PLANS FOR NEW LOCATION OF GAS METERS.
23. EXISTING CURB TO REMAIN
24. DEMOLISH (E) CURB AND GUTTER PER CIVIL PLANS
25. REMOVE (E) LIGHT

FOR REFERENCE ONLY. SEE CIVIL SHEETS C.03 AND C.04 FOR EXISTING CONDITIONS AND SITE DEMOLITION PLAN

USA TAKEOFFS CONSTRUCTION ESTIMATING SERVICES

Douglas Fancoke Architects

PC4 SUBMITTAL

MONTEGO WALNUT CREEK
MONTEGO SENIOR LIVING
1455 MONTEGO, WALNUT CREEK, CALIFORNIA 94598

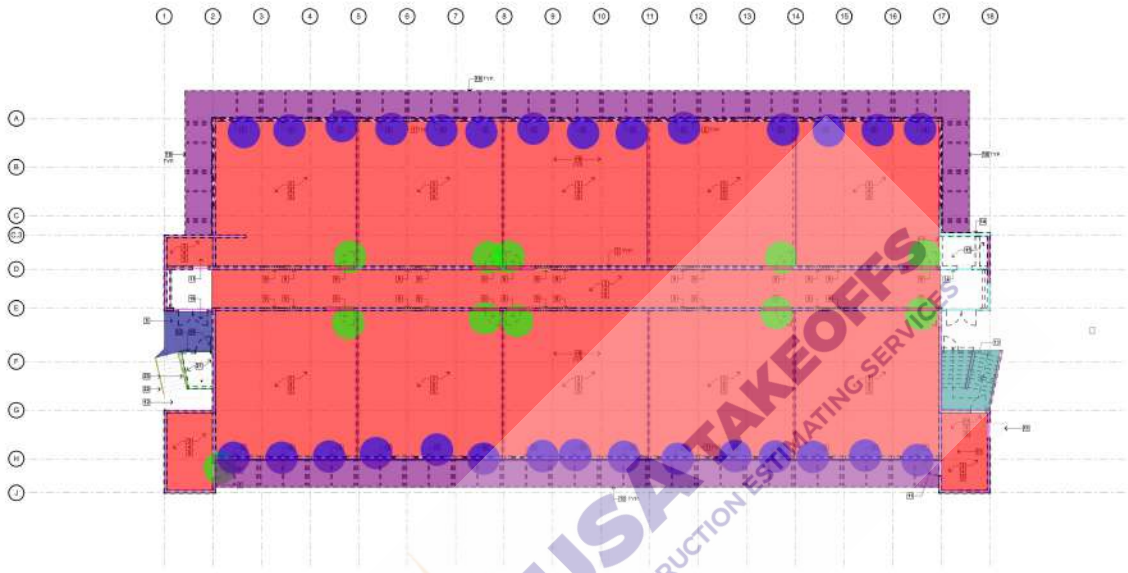
PROJECT	2021-0-100
DRAWN BY	AB, JE
CHECKED BY	DB
CUP 1 & 2 SUBM	2023-0-08 Series
100% CP WALKS	2023-07-27
100% SD1	2022-06-16
100% SD	2022-08-08
"B" SUBMITTAL	2022-10-21
4 PC-2 SUBMITTAL	2023-02-16
3 PC-3 SUBMITTAL	2023-07-21
2 PC-4 SUBMITTAL	2023-11-17

DRAWING DESCRIPTION

SITE DEMOLITION PLAN

DRAWING NUMBER

AD.1



FIRST FLOOR DEMOLITION PLAN | 1/8" = 1'-0" | 2

DEMOLITION PLAN LEGEND

- EXISTING WALL TO REMAIN
- EXISTING 1 HR WALL TO REMAIN
- EXISTING 2 HR WALL TO REMAIN
- EXISTING STUDS TO REMAIN U.N.O. REMOVE EXISTING WALL FINISHES
- WALL TO BE REMOVED
- EXISTING COLUMN TO REMAIN

DEMOLITION GENERAL NOTES

A. EXISTING STUDS AND COLUMNS AT EXTERIOR WALLS TO REMAIN U.N.O.
B. EXISTING STUDS AT CORRIDOR WALLS TO REMAIN U.N.O.
C. CONTRACTOR TO VERIFY PROPOSED WINDOW/DOOR LOCATIONS DO NOT CONFLICT W/ EXISTING COLUMNS

DEMOLITION KEYNOTES

1. (E) COLUMN TO REMAIN
2. REF/ DEMOLITION PLAN LEGEND. (E) WALL STUDS TO REMAIN U.N.O. REMOVE (E) WALL FINISHES AND PREPARE FOR INSTALLATION OF NEW FINISHES. REFER TO WALL ASSEMBLIES PROVIDED ON PROPOSED PLAN.
3. REMOVE ALL (E) SURFACE FINISHES INCLUDING BUT NOT LIMITED TO FLOOR TILE, CARPET AND WALL WAINSCOT, ETC. U.N.O. PATCH & REPAIR AS REQUIRED TO RECEIVE NEW FINISHES. PROTECT (E) FLOOR ASSEMBLY FRAMING.
4. REMOVE ALL (E) PLUMBING FIXTURES AND ACCESSORIES. REMOVE (E) PIPING AND CAP PLUMBING - SEE PLUMBING DRAWINGS.
5. REMOVE (E) CEILING FINISH AND ALL (E) LIGHT FIXTURES. PREPARE FOR INSTALLATION OF NEW CEILINGS AND LIGHTS. REFER TO PROPOSED PLANS.
6. REMOVE (E) WINDOW. INFILL OR CUT (E) STUDS AS REQUIRED IN PREPARATION FOR INSTALLATION OF NEW WINDOW. REFER TO PROPOSED REF PLAN.
7. REMOVE (E) WINDOW AND PREPARE FOR INSTALLATION OF NEW DOOR
8. REMOVE (E) DOOR, SIDELIGHT, HARDWARE, CASING AND FRAMING. INFILL OPENING. SEE A2 FOR WALL ASSEMBLY.
9. DEMOLISH PORTION OF (E) WALL AND PREPARE OPENING FOR NEW DOOR INSTALLATION REFER TO PROPOSED PLANS
10. DEMOLISH (E) WOOD TRELLIS STRUCTURE. REFER TO (E) ELEVATIONS ON A4.0
11. EXISTING DOOR TO REMAIN
12. EXISTING STAIR STRUCTURE TO REMAIN. REMOVE ALL SURFACE FINISHES AND PREPARE FOR INSTALLATION OF NEW FINISHES
13. DEMOLISH (E) STAIRS AND STORAGE ROOM BELOW
14. (E) WALL AND FINISH AT SHAFT SIDE TO REMAIN. REMOVE (E) EXTERIOR FINISHES AS REQUIRED AND PREPARE FOR INSTALLATION OF NEW FINISHES. REFER TO PROPOSED PLAN
15. (E) ELEVATOR AND SHAFT TO REMAIN
16. DEMOLISH (E) SHAFT
17. (E) ELEVATOR MACHINE ROOM EQUIPMENT TO REMAIN. PROTECT IN PLACE.
18. (E) MOMENT, SOLID LAMINEBEAMS AND JOISTS TO REMAIN. PROTECT IN PLACE.
19. REMOVE (E) STOREFRONT DOOR SYSTEM. PREPARE OPENING FOR INSTALLATION OF NEW STOREFRONT DOOR SYSTEM. REFER TO DOOR SCHEDULE ON A9.1
20. REMOVE (E) STOREFRONT DOOR SYSTEM INCLUDING SLIDING MIDDLE DOOR, AND SIDELIGHTS. INFILL WALL AREAS AS REQUIRED IN PREPARATION FOR INSTALLATION OF NEW DOOR. SEE A2 FOR WALL ASSEMBLY.
21. (E) STORAGE ROOM BELOW STAIRS TO REMAIN
22. REMOVE (E) STUCCO AND ALL SURFACE FINISHES AT STAIRS AND PREPARE TO RECEIVE NEW FINISHES
23. REMOVE (E) HANDRAILS AND PATCH AND REPAIR AS REQUIRED IN PREPARATION FOR NEW HANDRAILS. REFER TO PROPOSED PLAN
24. PATCHED AREA. DEMOLISH PORTION OF FLOOR/CEILING ASSEMBLY AS REQUIRED IN PREPARATION FOR CONSTRUCTION OF NEW STAIRS
25. REMOVE (E) DOOR, HARDWARE, CASING AND FRAMING. PREPARE OPENING FOR NEW DOOR INSTALLATION

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PC4 SUBMITTAL

MONTEGO WALNUT CREEK
MONTEGO SENIOR LIVING
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REGISTERED ARCHITECT
DOUGLAS FANCOKE
No. C-27796
STATE OF CALIFORNIA

PROJECT	2021-0.00
DRAWN BY	AB, JE
CHECKED BY	DF
PC4 10-2 ISSUE	2023-0.00 Series
DATE OF ISSUE	2023-07-27
1	50% SD 1	2022-06-16
	50% SD	2022-08-08
	1st SUBMITTAL	2022-10-12
2	PC-2 SUBMITTAL	2023-02-16
3	PC-3 SUBMITTAL	2023-03-31
4	PC-4 SUBMITTAL	2023-07-27

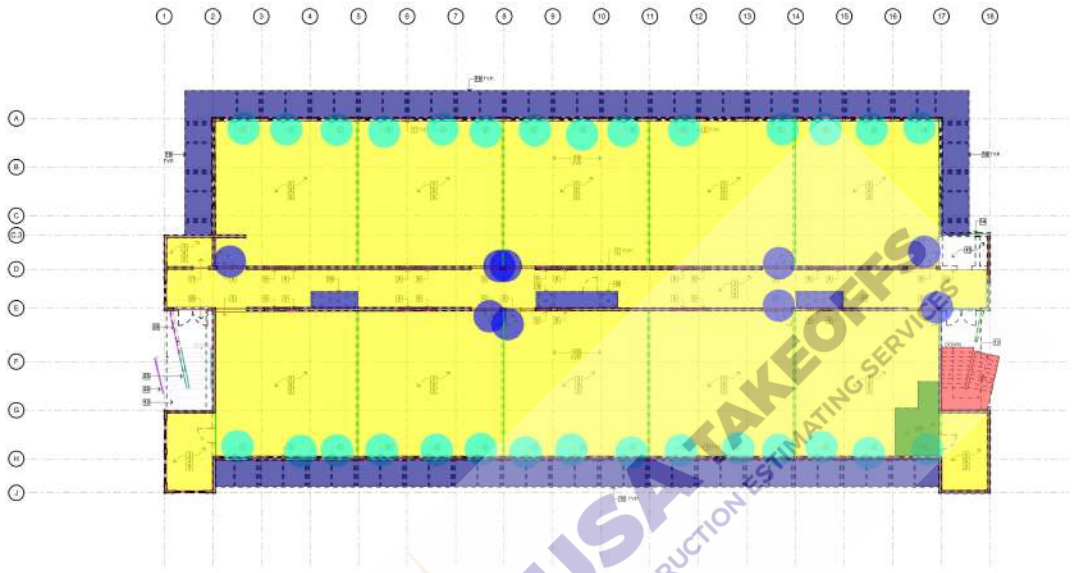
DRAWING DESCRIPTION

FIRST FLOOR DEMOLITION PLAN

DRAWING NUMBER

AD.2

USATAKEOFFS CONSTRUCTION ESTIMATING SERVICES



SECOND FLOOR DEMOLITION PLAN | 1/8" = 1'-0" | 2

DEMOLITION PLAN LEGEND

- EXISTING WALL TO REMAIN
- EXISTING 1 HR WALL TO REMAIN
- EXISTING 2 HR WALL TO REMAIN
- EXISTING STUDS TO REMAIN U.N.O. REMOVE EXISTING WALL FINISHES
- WALL TO BE REMOVED
- EXISTING COLUMN TO REMAIN

DEMOLITION GENERAL NOTES

A. EXISTING STUDS AND COLUMNS AT EXTERIOR WALLS TO REMAIN U.N.O.
B. EXISTING STUDS AT CORRIDOR WALLS TO REMAIN U.N.O.
C. CONTRACTOR TO VERIFY PROPOSED WINDOW/DOOR LOCATIONS DO NOT CONFLICT W/ EXISTING COLUMNS

DEMOLITION KEYNOTES

1. (E) COLUMN TO REMAIN
2. REF/ DEMOLITION PLAN LEGEND. (E) WALL STUDS TO REMAIN U.N.O. REMOVE (E) WALL FINISHES AND PREPARE FOR INSTALLATION OF NEW FINISHES. REFER TO WALL ASSEMBLIES PROVIDED ON PROPOSED PLAN.
3. REMOVE ALL (E) SURFACE FINISHES INCLUDING BUT NOT LIMITED TO FLOOR TILE, CARPET AND WALL WAINSCOT, ETC. U.N.O. PATCH & REPAIR AS REQUIRED TO RECEIVE NEW FINISHES. PROTECT (E) FLOOR ASSEMBLY FRAMING.
4. REMOVE ALL (E) PLUMBING FIXTURES AND ACCESSORIES. REMOVE (E) PIPING AND CAP PLUMBING - SEE PLUMBING DRAWINGS.
5. REMOVE (E) CEILING FINISH AND ALL (E) LIGHT FIXTURES. PREPARE FOR INSTALLATION OF NEW CEILINGS AND LIGHTS. REFER TO PROPOSED PLANS.
6. RESERVE (E) WINDOW. INFILL OR CUT (E) STUDS AS REQUIRED IN PREPARATION FOR INSTALLATION OF NEW WINDOW. REFER TO PROPOSED REF PLAN.
7. REMOVE (E) WINDOW AND PREPARE FOR INSTALLATION OF NEW DOOR
8. REMOVE (E) DOOR, SIDELIGHT, HARDWARE, CASING AND FRAMING. INFILL OPENING. SEE A2 FOR WALL ASSEMBLY.
9. DEMOLISH PORTION OF (E) WALL AND PREPARE OPENING FOR NEW DOOR INSTALLATION REFER TO PROPOSED PLANS
10. DEMOLISH (E) WOOD TRELLIS STRUCTURE. REFER TO (E) ELEVATIONS ON A4.0
11. EXISTING DOOR TO REMAIN
12. EXISTING STAIR STRUCTURE TO REMAIN. REMOVE ALL SURFACE FINISHES AND PREPARE FOR INSTALLATION OF NEW FINISHES
13. DEMOLISH (E) STAIRS AND STORAGE ROOM BELOW
14. (E) WALL AND FINISH AT SHAFT SIDE TO REMAIN. REMOVE (E) EXTERIOR FINISHES AS REQUIRED AND PREPARE FOR INSTALLATION OF NEW FINISHES. REFER TO PROPOSED PLAN
15. (E) ELEVATOR AND SHAFT TO REMAIN
16. DEMOLISH (E) SHAFT
17. (E) ELEVATOR MACHINE ROOM EQUIPMENT TO REMAIN. PROTECT IN PLACE.
18. (E) MOMENT, SOLID LAMINEDBEAMS AND JOISTS TO REMAIN. PROTECT IN PLACE.
19. REMOVE (E) STOREFRONT DOOR SYSTEM. PREPARE OPENING FOR INSTALLATION OF NEW STOREFRONT DOOR SYSTEM. REFER TO DOOR SCHEDULE ON A6.1
20. REMOVE (E) STOREFRONT DOOR SYSTEM INCLUDING SLIDING MIDDLE DOOR, AND SIDELIGHTS. INFILL WALL AREAS AS REQUIRED IN PREPARATION FOR INSTALLATION OF NEW DOOR. SEE A2 FOR WALL ASSEMBLY.
21. (E) STORAGE ROOM BELOW STAIRS TO REMAIN
22. REMOVE (E) STUCCO AND ALL SURFACE FINISHES AT STAIRS AND PREPARE TO RECEIVE NEW FINISHES
23. RESERVE (E) HANDRAILS AND PATCH AND REPAIR AS REQUIRED IN PREPARATION FOR NEW STAIRS. REFER TO PROPOSED PLAN
24. PATCHED AREA. DEMOLISH PORTION OF FLOOR/CEILING ASSEMBLY AS REQUIRED IN PREPARATION FOR CONSTRUCTION OF NEW STAIRS
25. REMOVE (E) DOOR, HARDWARE, CASING AND FRAMING. PREPARE OPENING FOR NEW DOOR INSTALLATION

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PC4 SUBMITTAL

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MONTEGO SENIOR LIVING
1455 MONTEGO, WALNUT CREEK, CALIFORNIA 94598

REGISTERED ARCHITECT
Douglas Fancoke
No. C-27760
STATE OF CALIFORNIA

PROJECT	2021-0 KS
DRAWN BY	KB, JE
CHECKED BY	DF
FILE TYPE NAME	2021-0 DF Montego
DATE OF ISSUE	2021-07-27
1 50% SD 1	2021-08-18
50% SD	2021-09-08
1st SUBMITTAL	2021-10-11
2 PC-2 SUBMITTAL	2021-12-14
3 PC-3 SUBMITTAL	2022-01-21
4 PC-4 SUBMITTAL	2022-01-31

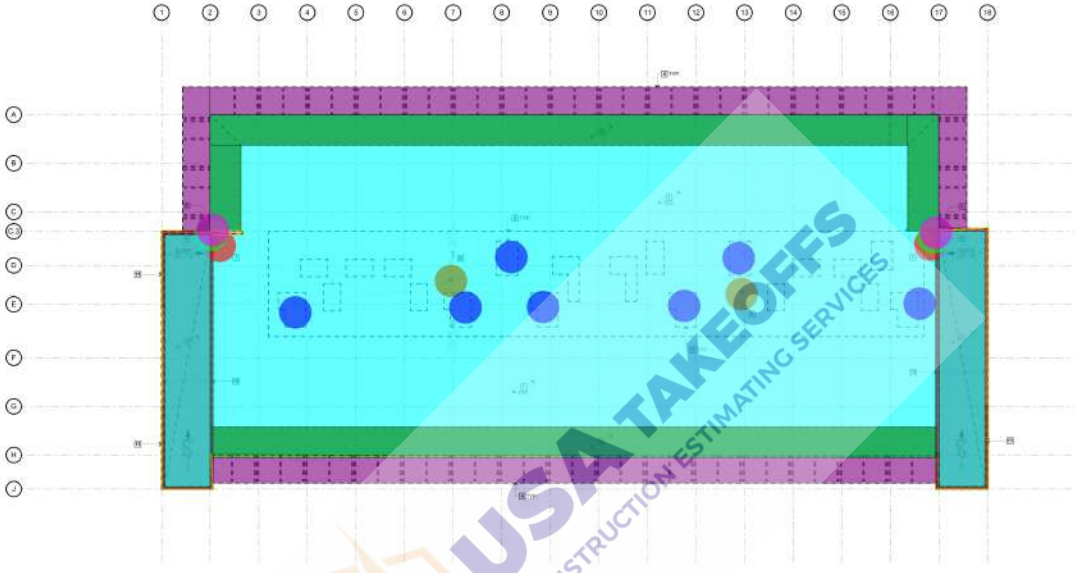
DRAWING DESCRIPTION

SECOND FLOOR DEMOLITION PLAN

DRAWING NUMBER

AD.3

THESE PLANS AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF DOUGLAS FANCOKE ARCHITECTS



ROOF DEMOLITION PLAN | 1/8" = 1'-0" | 2

DEMOLITION ROOF PLAN LEGEND

- EXISTING STUDS TO REMAIN U.N.O. REMOVE EXISTING WALL FINISHES
- WALL TO BE REMOVED
- PORTION OF ROOF TO BE DEMOLISHED
- EXISTING ROOF SLOPE DOWN

ROOF PLAN GENERAL NOTES

A. COMBINED AREA OF ARCHITECTURAL ELEMENTS (STAIR 1 AND ENTRY LOBBY) IS 620 SQ.FT. = 29% OF HORIZONTAL ROOF AREA (1,449 SF

B. EXISTING BUILDING TOP PLATE HEIGHT TO BE MAINTAINED AT 28'-0" TO CONTINUE TO SERVE AS SCREENING FOR EXISTING MECHANICAL EQUIPMENT

C. PER MECHANICAL, ALL EXISTING ROOFTOP EQUIPMENT TO BE REMOVED. PATCH AND REPAIR EXISTING ROOF AS REQUIRED.

D. EXISTING BUILT-UP ROOF TOPPING TO BE REPLACED TO MATCH PROPOSED ROOF AREA. EXISTING ROOF STRUCTURE TO REMAIN U.N.O. ON DEMO PLANS (BEA.AD.4)

DEMOLITION ROOF PLAN KEYNOTES

1. EXISTING BUILT-UP ROOF TOPPING TO BE REPLACED TO MATCH NEW. EXISTING ROOF STRUCTURE BELOW TO REMAIN.
2. ATHIGH ROOF AREA: DEMOLISH EXISTING BUILT-UP ROOF INCLUDING FRAMING, AS REQUIRED. SEE STRUCTURAL DRAWINGS.
3. DEMOLISH EXISTING TILED ROOF AREA
4. DEMOLISH EXISTING WOOD TRELLIS STRUCTURE
5. EXISTING MECHANICAL EQUIPMENT TO BE REMOVED. PATCH AND REPAIR EXISTING BUILT-UP ROOF AS REQUIRED.
6. REMOVE AND REPLACE EXISTING ROOF AND OVERFLOW DRAINS
7. REMOVE EXISTING ROOF DRAIN
8. EXISTING SCUPPER TO BE REMOVED
9. REMOVE EXISTING DOWNSPOUT
10. DEMOLISH EXISTING PARAPET WALL
11. EXISTING PARAPET WALL STRUCTURE (STUDS ONLY) TO REMAIN. REMOVE (E) EXTERIOR FINISHES AND PREPARE FOR INSTALLATION OF NEW FINISHES.

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PC4 SUBMITTAL

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REGISTERED ARCHITECT
DOUGLAS FANCOKE
No. C-27784
STATE OF CALIFORNIA

PROJECT	2021-0.00
DRAWN BY	AB, JE
CHECKED BY	DF
CUR PLA NUMB	2023-0.00 Montego
DATE OF ISSUE	2023-07-27

	50% SD 1	2023-06-16
	50% SD	2023-06-06
	"B" SUBMITTAL	2022-10-21
4	PC-2 SUBMITTAL	2023-02-16
3	PC-3 SUBMITTAL	2023-07-21
2	PC-4 SUBMITTAL	2023-11-17

DRAWING DESCRIPTION

ROOF DEMOLITION PLAN

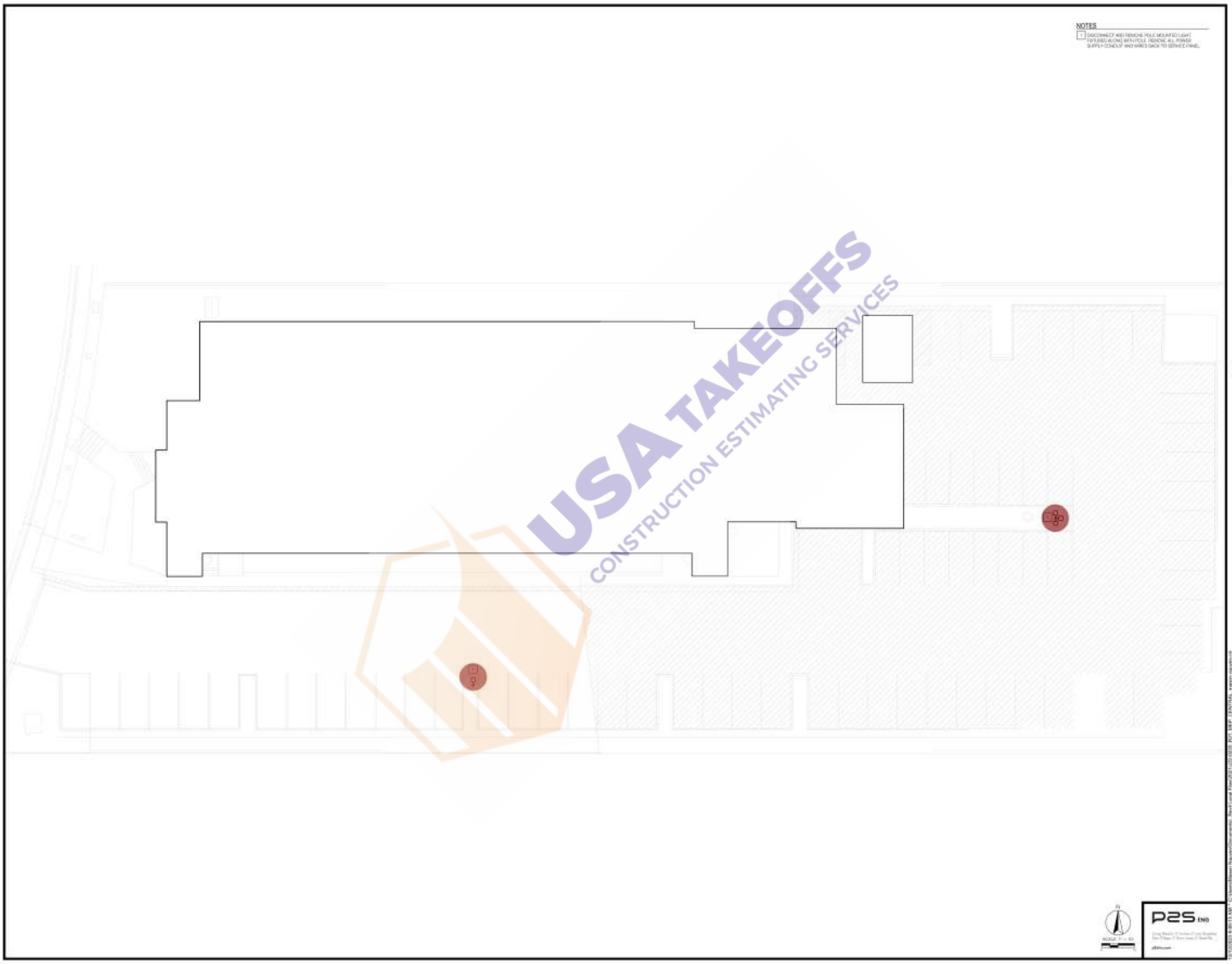
DRAWING NUMBER

AD.4

THESE DESIGNS ARE THE PROPERTY OF DOUGLAS FANCOKE ARCHITECTS AND MAY NOT BE REPRODUCED OR REUSED

NOTES

1. DISCONNECT AND REMOVE POLE MOUNTED LIGHT FIXTURES ALONG WITH POLE. REMOVE ALL POWER SUPPLY CONDUIT AND WIRES BACK TO SERVICE PANEL.



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MONTEGO WALNUT CREEK
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PROJECT
DRAWN BY: Author
CHECKED BY: Checker
CAD FILE NAME:

DATE OF ISSUE	ISSUE TITLE
100% IDS	2020-06-16
50% DD	2020-07-08
1ST SUBMITTAL	2020-10-21
2 RC2 SUBMITTAL	2020-02-14
3 PC4 SUBMITTAL	2020-07-21
4 PC4 SUBMITTAL	2020-11-17

DRAWING DESCRIPTION

SITE DEMOLITION PLAN

DRAWING NUMBER

ED1.01

NORTH
SCALE: 1" = 20'-0"

P2S ENG
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San Diego | San Jose | Santa Ana
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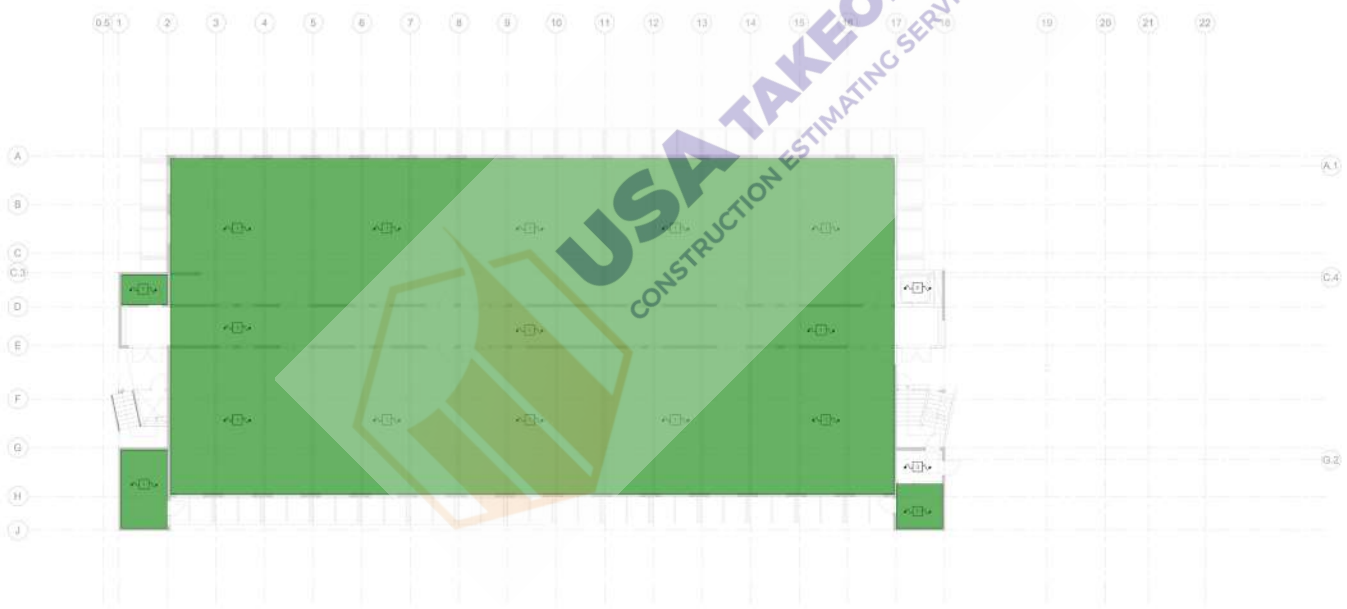
NOTES

1. DISCONNECT AND REMOVE ALL EXISTING LIGHT FIXTURES WITH ASSOCIATED SWITCHES, J-BOXES, CONDUITS, AND CONDUCTORS. DISCONNECTS AND REMOVE ALL ELECTRICAL DEVICES/EQUIPMENT INCLUDING POWER RECEPTACLES, FIRE ALARM, SECURITY DEVICES WITH ALL ASSOCIATED CABLES, CONDUITS, AND CONNECTORS.
2. EXISTING ELEVATOR ALONG WITH EXISTING ASSOCIATED ELECTRICAL CONNECTIONS TO REMAIN.
3. EXISTING BUILDING EQUIPMENT TO BE RELOCATED. PLEASE SEE SHEET E0.01 FOR NEW LOCATION REFERENCE.



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PROJECT	
DRAWN BY	Author
CHECKED BY	Checker
CAD FILE NAME	
DATE OF ISSUE	ISSUE TITLE
100% DD	2022-06-16
50% DD	2022-07-08
1ST SUBMITTAL	2022-10-21
2 RC2 SUBMITTAL	2023-02-14
3 PC4 SUBMITTAL	2023-07-21
4 PC4 SUBMITTAL	2023-11-17

DRAWING DESCRIPTION

FIRST FLOOR DEMOLITION PLAN

DRAWING NUMBER

ED2.01

P2S ENG
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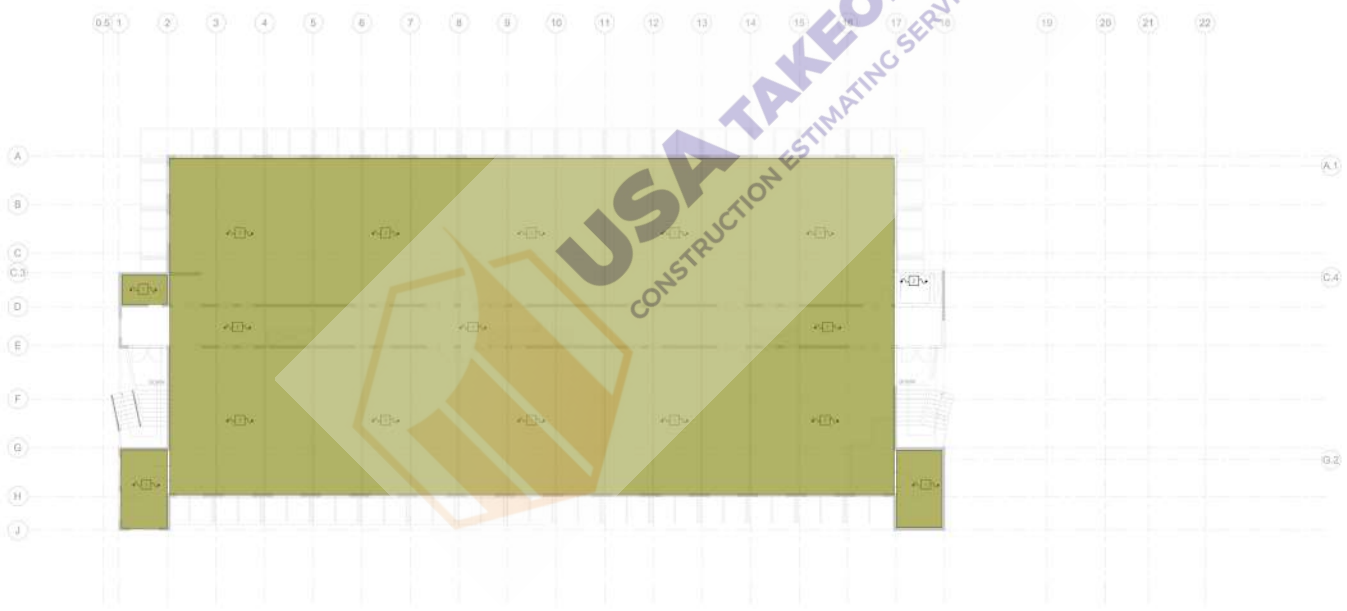
San Diego | San Jose | Santa Ana
p2seng.com

NOTES

1. DISCONNECT AND REMOVE ALL EXISTING LIGHT FIXTURES WITH ASSOCIATED SWITCHES, J-BOXES, CONDUITS, AND CONDUCTORS. DISCONNECTS AND REMOVE ALL ELECTRICAL DEVICES/EQUIPMENT INCLUDING POWER RECEPTACLES, FIRE ALARM, SECURITY DEVICES WITH ALL ASSOCIATED CABLES, CONDUITS, AND CONNECTORS.
2. EXISTING ELEVATOR ALONG WITH EXISTING ASSOCIATED ELECTRICAL CONNECTIONS TO REMAIN



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PROJECT	
DRAWN BY	Author
CHECKED BY	Checker
CAD FILE NAME	
DATE OF ISSUE	ISSUE TITLE
	100% IR1 2022-06-16
	100% IR2 2022-07-08
	1ST SUBMITTAL 2022-10-21
A	RC2 SUBMITTAL 2023-02-14
A	PC4 SUBMITTAL 2023-07-21
A	PC4 SUBMITTAL 2023-11-17

DRAWING DESCRIPTION

SECOND FLOOR DEMOLITION PLAN

DRAWING NUMBER

ED2.02

P2S ENG
Long Beach | Irvine | Los Angeles
San Diego | San Jose | Santa Ana
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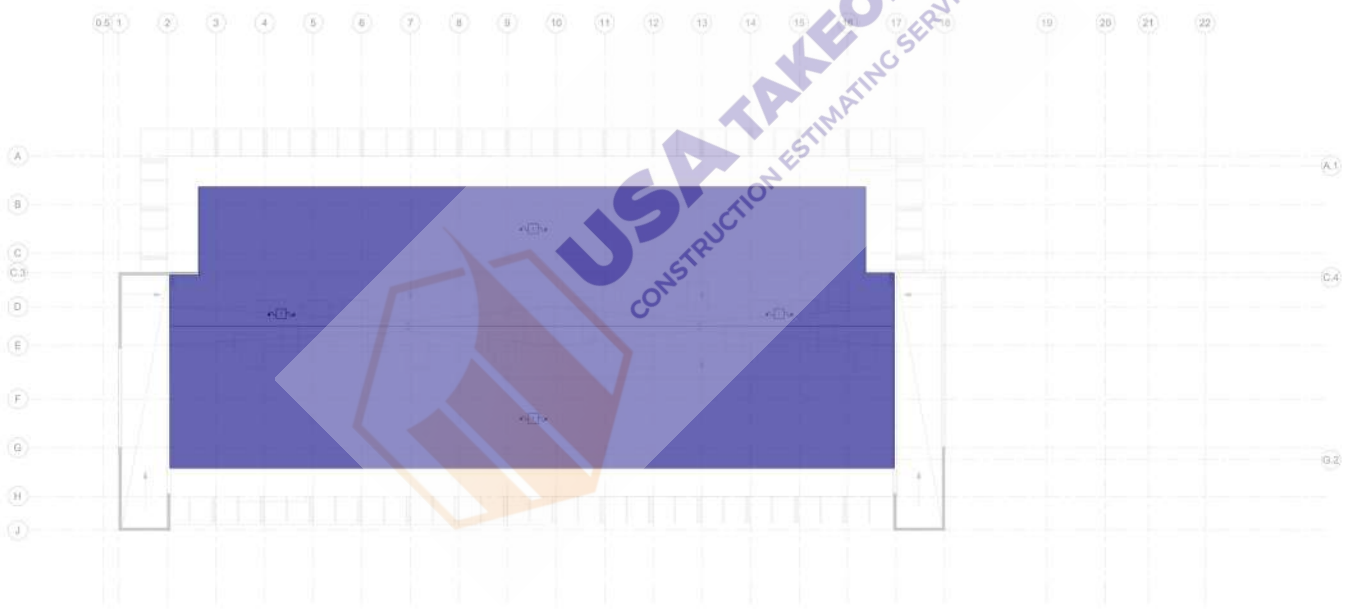
NOTES

1. DISCONNECT AND REMOVE ALL EXISTING LIGHT FIXTURES WITH ASSOCIATED SWITCHES, JUNCTION BOXES, CONDUITS, AND CONDUCTORS. DISCONNECT AND REMOVE ALL ELECTRICAL DEVICES/EQUIPMENT INCLUDING POWER RECEPTACLES, FIRE ALARM, SECURITY DEVICES WITH ALL ASSOCIATED CABLES, CONDUITS, AND CONNECTORS.



USA TAKEOFFS
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MONTEGO WALNUT CREEK
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PROJECT	
DRAWN BY:	Author
CHECKED BY:	Checker
CAD FILE NAME:	
DATE OF ISSUE:	ISSUE TITLE
	100% DD
	50% DD
	1ST SUBMITTAL
1	RC2 SUBMITTAL
2	RC3 SUBMITTAL
3	RC4 SUBMITTAL

DRAWING DESCRIPTION

ROOF DEMOLITION PLAN

DRAWING NUMBER

ED2.03

P2S ENG