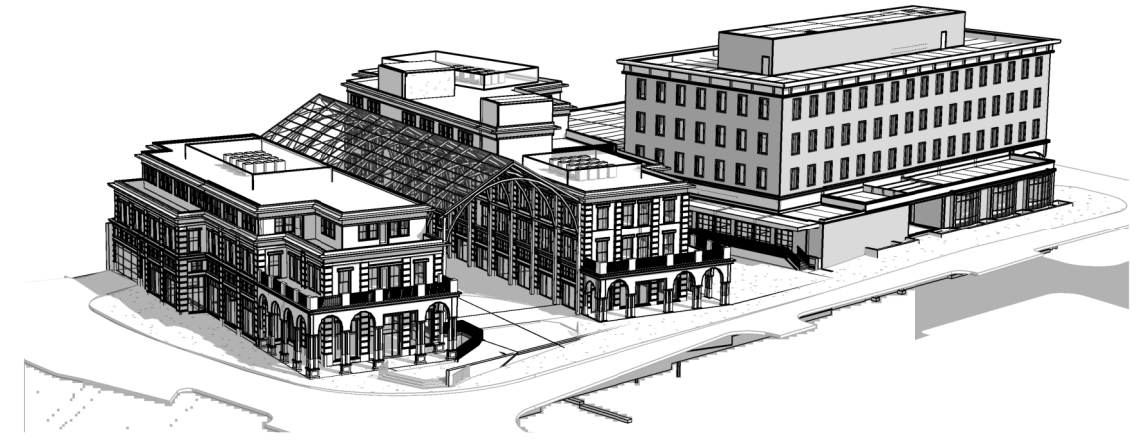


McINTYRE FEDERAL BUILDING REDEVELOPMENT

MIXED USE
(RETAIL/ OFFICE/ APARTMENTS)

PORTSMOUTH, NH



OWNER

THE KANE COMPANY
CITY OF PORTSMOUTH

c/o SoBow Square LLC
210 Commerce Way
Portsmouth, NH 03801

Contact: Kimery Poldrack
Phone: 603.559.9646

CONSTRUCTION MANAGER

TBD

STRUCTURAL ENGINEER

JAL Architecture and Engineering P.C.
1359 Hooksett Road, Suite 1
Hooksett, NH 03106

INTERIOR DESIGNER

TBD

FOOD SERVICE

TBD

MECHANICAL

TBD

ELECTRICAL

TBD

PLUMBING

TBD

FIRE PROTECTION

TBD

PLANNER

PRINCIPLE GROUP
8 Burney Street
Boston, MA 02120
Contact: Russell Preston/ Ariane Rutt

CIVIL ENGINEER

Tighe & Bond
177 Corporate Drive
Portsmouth, NH 03801
Contact: TBD
Phone: 603.433.8818

LANDSCAPE ARCHITECT

TBD

NATIONAL PARK SERVICE - OBTAINING PROPERTY FOR HISTORIC MONUMENT PURPOSES
SHEET INDEX

SHEET NO.	SHEET NAME	SHEET NO.	SHEET NAME
SECTION II - PARTS 8 & 9 PRESERVATION AND USE PLANS			
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CS-2	LEGENDS & SCHEDULES	A308	EXTERIOR PERSPECTIVES
D100	BASEMENT FLOOR DEMOLITION PLAN	A309	EXTERIOR PERSPECTIVES
D101	FIRST FLOOR DEMOLITION PLAN	A310	NOT USED
D102	SECOND FLOOR DEMOLITION PLAN	A311	EXTERIOR PERSPECTIVES
D103	THIRD FLOOR DEMOLITION PLAN	A312	NOT USED
D104	FOURTH FLOOR DEMOLITION PLAN	A401	NOT USED
D105	FIFTH FLOOR DEMOLITION PLAN	A402	NOT USED
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A100	BASEMENT AND GARAGE FLOOR PLAN		
A101	OVERALL FIRST FLOOR PLAN		
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A251	NOT USED		
A300	NOT USED		
A301	NOT USED		
A302	NOT USED		
A303	EXTERIOR ELEVATIONS		
A304	EXTERIOR ELEVATIONS		
A305	EXTERIOR ELEVATIONS		
A306	EXTERIOR PERSPECTIVES		



McINTYRE FEDERAL BUILDING REDEVELOPMENT

PRINCIPLE



10/27/22

CS-1

UNIT MATRIX	
Name	Count
ONE BEDROOM	17
ONE BEDROOM w/ DEN	9
STUDIO	6
TWO BEDROOM	7
TWO BEDROOM w/ DEN	6
TOTAL	45

EXISTING BUILDING	
LEVEL	AREA
PARKING	11,341 SF
LEVEL 1 (A)	31,568 SF
LEVEL 2	13,250 SF
LEVEL 3	13,250 SF
LEVEL 4	13,250 SF
TOTAL	82,659 SF

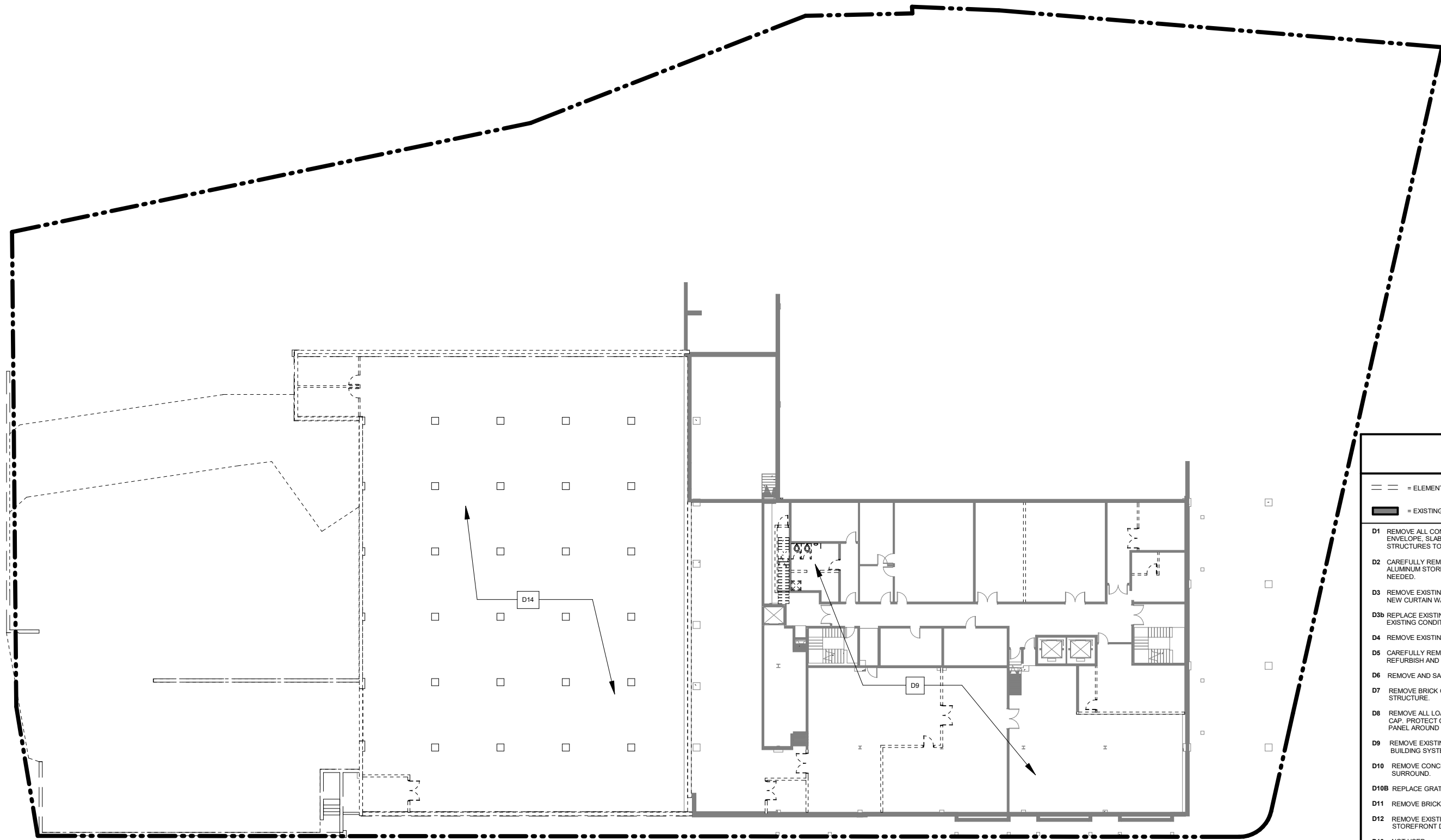
NEW BUILDING	
LEVEL	AREA
PARKING	33,061 SF
LEVEL 1 (B)	6,721 SF
LEVEL 1 (A)	8,668 SF
LEVEL 2	18,637 SF
LEVEL 3	17,514 SF
LEVEL 4	7,206 SF
TOTAL	91,807 SF

SYMBOLS LEGEND			
<p>VIEW NAME SCALE</p>	TITLE	<p>ROOM NAME ROOM DESCRIPTION ROOM NUMBER</p>	ROOM TAG
<p>DETAIL NUMBER SHEET NUMBER</p>	BUILDING SECTION	<p>ROOM NAME ROOM DESCRIPTION UNIT PLAN DETAIL AND SHEET ROOM NUMBER</p>	UNIT ROOM TAG
<p>DETAIL NUMBER SHEET NUMBER</p>	WALL SECTION	<p>PARTITION TYPE TAG</p>	
<p>DETAIL NUMBER SHEET NUMBER</p>	DETAIL	<p>WINDOW DOOR</p>	WINDOW/DOOR TAG
	EXTERIOR ELEVATION	<p>CEILING DESCRIPTION CEILING HEIGHT</p>	CEILING TAG
	INTERIOR ELEVATION	<p>FIRST FLOOR ELEV. = 100'-0" FACE OF STUD CENTERLINE</p>	MISC. SYMBOLS

MATERIAL LEGEND	
	DISTURBED EARTH
	CONCRETE
	SAND/GROUT
	GRAVEL
	COMPACTED FILL
	STONE
	WOOD FINISH
	WOOD DIMENSIONAL LUMBER
	WOOD BLOCKING/SHIM
	PLYWOOD
	INSULATION RIGID
	INSULATION BLOWN IN
	INSULATION BATT
	MASONRY BRICK
	MASONRY BLOCK
	EIFS
	STEEL

ABBREVIATIONS

A.B.	ANCHOR BOLT	CPT	CARPET	F.E.	FIRE EXTINGUISHER	INFO	INFORMATION	P.E.B.	PRE-ENGINEERED BUILDING	ST	STREET
ACT	ACOUSTICAL CEILING TILE	C.T.	CERAMIC TILE	FEC	FIRE EXT. CABINET	INSUL	INSULATION	PLAM	PLASTIC LAMINATE	STA	STATION
AFF	ABOVE FINISH FLOOR	CTR	CENTER	FHC	FIRE HOSE CABINET	INT	INTERIOR	PLBG	PLUMBING	STC	SOUND TRANSMISSION CLASS
AFG	ABOVE FINISH GRADE	C.W.	COLD WATER	FIN	FINISH	JAN	JANITOR	PSF	POUNDS PER SQUARE FOOT	STD	STANDARD
AL	ASSISTED LIVING			FLR	FLOOR			PSI	POUNDS PER SQUARE INCH	STL	STEEL
ALUM	ALUMINUM	DBL	DOUBLE	F.C.	FACE OF CONCRETE					STOR	STORAGE
ALT	ALTERNATE	DEPT	DEPARTMENT	F.M.	FACE OF MASONRY	LAB	LABORATORY	RAD	RADIUS	STRUC.	STRUCTURAL
APPROX	APPROXIMATE	D.F.	DRINKING FOUNTAIN	F.S.	FACE OF STUD	LAV	LAVATORY	R.D.	ROOF DRAIN	T.O.C.	TOP OF CURB
ASPH	ASPHALT	DIA	DIAMETER	FP	FIREPROOF	LB(S)	POUND(S)	REF	REFERENCE	TEL	TELEPHONE
AZ	ALZHEIMER'S	DIM	DIMENSION	FR	FRAME	LGMF	LIGHT GAUGE METAL FRAMING	REIN	REINFORCING	THK	THICK (THICKNESS)
		DIV	DIVISION	FT	FOOT OR FEET			REQ'D	REQUIRED	RES	RESILIENT
BLDG	BUILDING	DN	DOWN	FTG	FOOTING	MACH	MACHINE	REV	REVISION	R.F.	RESILIENT FLOORING
B.M.	BENCHMARK	D.O.	DOOR OPENING			MAT	MATERIAL	RM	ROOM	R.O.	ROUGH OPENING
BOT	BOTTOM	DWG	DRAWING			MFR	MANUFACTURER	R.O.L.	RAIN WATER LEADER	T.V.	TELEVISION
BRG	BEARING	DS	DOWNSPOUT			MIN	MINIMUM			T.O.W.	TOP OF WALL
BS	BOTH SIDES	E	ELECTRICAL FLOOR OUTLET	GA	GAUGE	MISC	MISCELLANEOUS			TYP	TYPICAL
		E.J.	EXPANSION JOINT	GALV	GALVANIZED	M.L.	MATCH LINE	S.C.	SOLID CORE	UL	UNDERWRITER'S LABORATORY
CAB	CABINET	ELEC	ELECTRICAL	G.B.	GRAB BAR	M.O.	MASONRY OPENING	SCHED	SCHEDULE	UNO	UNLESS NOTED OTHERWISE
C.B	CATCH BASIN	EMER	EMERGENCY	GWB	GYPSUM WALL BOARD			SECT	SECTION	VCT	VINYL COMPOSITION TILE
C.J.	CONTROL JOINT	EQ	EQUAL	H.B.	HOSE BIB			SHWR	SHOWER	VERT	VERTICAL
CLG	CEILING	EQ	EQUAL	H.D.W.R.	HARDWOOD			SHT	SHEET	VEST	VESTIBULE
CLO	CLOSET	EXIST	EXISTING	H.I.	HEARING IMPAIRED	NIC	NOT IN CONTRACT	SIM	SIMILAR		
CLR	CLEAR(ANCE)	EXT	EXTERIOR	HT	HEIGHT	NTS	NOT TO SCALE	SPEC	SPECIFICATION		
CMU	CONCRETE MASONRY UNIT	F.A.	FIRE ALARM	H.M.	HOLLOW METAL	O.C.	ON CENTER	SO	SQUARE	W.C.	WATER CLOSET
COL	CONCRETE COLUMN	F.D.	FLOOR DRAIN	HORIZ	HORIZONTAL	O.D.	OUTSIDE DIAMETER	SF	SQUARE FOOT	WD	WOOD
C.O.	CLEAN OUT	FDN	FOUNDATION	H.W.	HOT WATER	OPP	OPPOSITE	S.S.	STAINLESS STEEL	WO	WITHOUT
C.P.	CONTROL POINT			H.V.A.C.	HEATING, VENTING & A.C.						
				I.D.	INSIDE DIAMETER (DIM)						



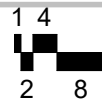
DEMOLITION KEY	
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	= EXISTING TO REMAIN
D1	REMOVE ALL CONSTRUCTED ASSEMBLIES INCLUDING STRUCTURE, BUILDING ENVELOPE, SLAB AND ALL BUILDING SYSTEMS. SUPPORT AND PROTECT ADJACENT STRUCTURES TO REMAIN.
D2	CAREFULLY REMOVE EXISTING WINDOW FRAMES AND PROTECT OPENING FOR NEW ALUMINUM STORE FRONT WINDOW SYSTEM. REPAIR CAST STONE WINDOW FRAME AS NEEDED.
D3	REMOVE EXISTING ALUMINUM CURTAIN WALL GLASS AND PROTECT OPENING FOR NEW CURTAIN WALL INSTALLATION. MATCH EXISTING CONDITIONS.
D3b	REPLACE EXISTING STOREFRONT WITH NEW. ADD DOORS FOR EGRESS. MATCH EXISTING CONDITIONS.
D4	REMOVE EXISTING PLASTIC SKYLIGHT AND PROTECT EXPOSED CONCRETE BEAMS.
D5	CAREFULLY REMOVE EXISTING STAINLESS STEEL CASING AT CONCRETE COLUMNS. REFURBISH AND LEAVE EXPOSED.
D6	REMOVE AND SALVAGE PHOTOVOLTAIC PANELS.
D7	REMOVE BRICK OUTDOOR VESTIBULE INCLUDING FOUNDATIONS AND ROOF STRUCTURE.
D8	REMOVE ALL LOADING DOCK OVERHEAD DOORS, BUMPERS, HAND RAIL AND METAL CAP. PROTECT COLUMNS, BRICK, CANOPY ROOF AND PLATFORM. REPLACE METAL PANEL AROUND OPENINGS AND PREP TO RECEIVE NEW STOREFRONT.
D9	REMOVE EXISTING PARTITIONS, FLOOR COVERINGS, WALL TILE, CEILINGS, AND BUILDING SYSTEMS IN THEIR ENTIRETY.
D10	REMOVE CONCRETE PLANTER. REMOVE RAISED CONCRETE MECHANICAL AREAWAY SURROUND.
D10b	REPLACE GRATE AT LIGHTWELL.
D11	REMOVE BRICK SITE WALL.
D12	REMOVE EXISTING WINDOW AND CUT EXISTING WALL TO RECEIVE NEW STOREFRONT DOOR
D13	NOT USED.
D14	REMOVE EXISTING DECK AND SUPPORTING COLUMNS BELOW.
D15	REMOVE CATWALK AND ASSOCIATED STRUCTURAL SUPPORT.
D16	REMOVE ROOF AND STRUCTURE AS NEEDED FOR NEW SKYLIGHT INSTALL.
D17	PROTECT, CLEAN AND REFURBISH ORIGINAL MARBLE VENEER WALLS, TERRAZZO FLOORING AND PILASTER VAULTED CEILING.
D18	REFURBISH EXISTING RESTROOMS.

1 BASEMENT FLOOR DEMOTITION PLAN

SCALE: 1/32" = 1'-0"



0' - 0 1/32"



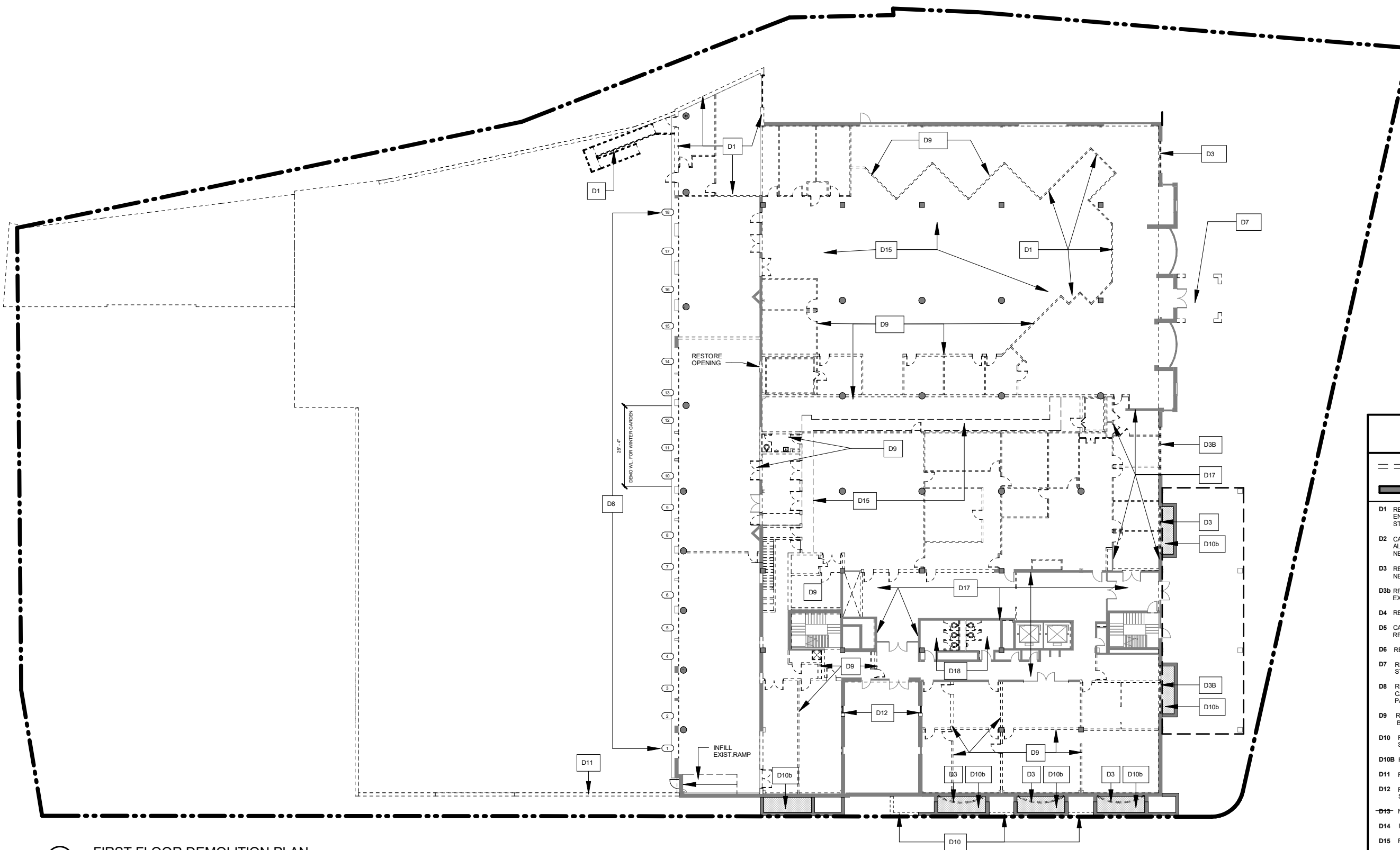
McINTYRE FEDERAL BUILDING REDEVELOPMENT

PRINCIPLE



10/26/22

D100



1 FIRST FLOOR DEMOLITION PLAN

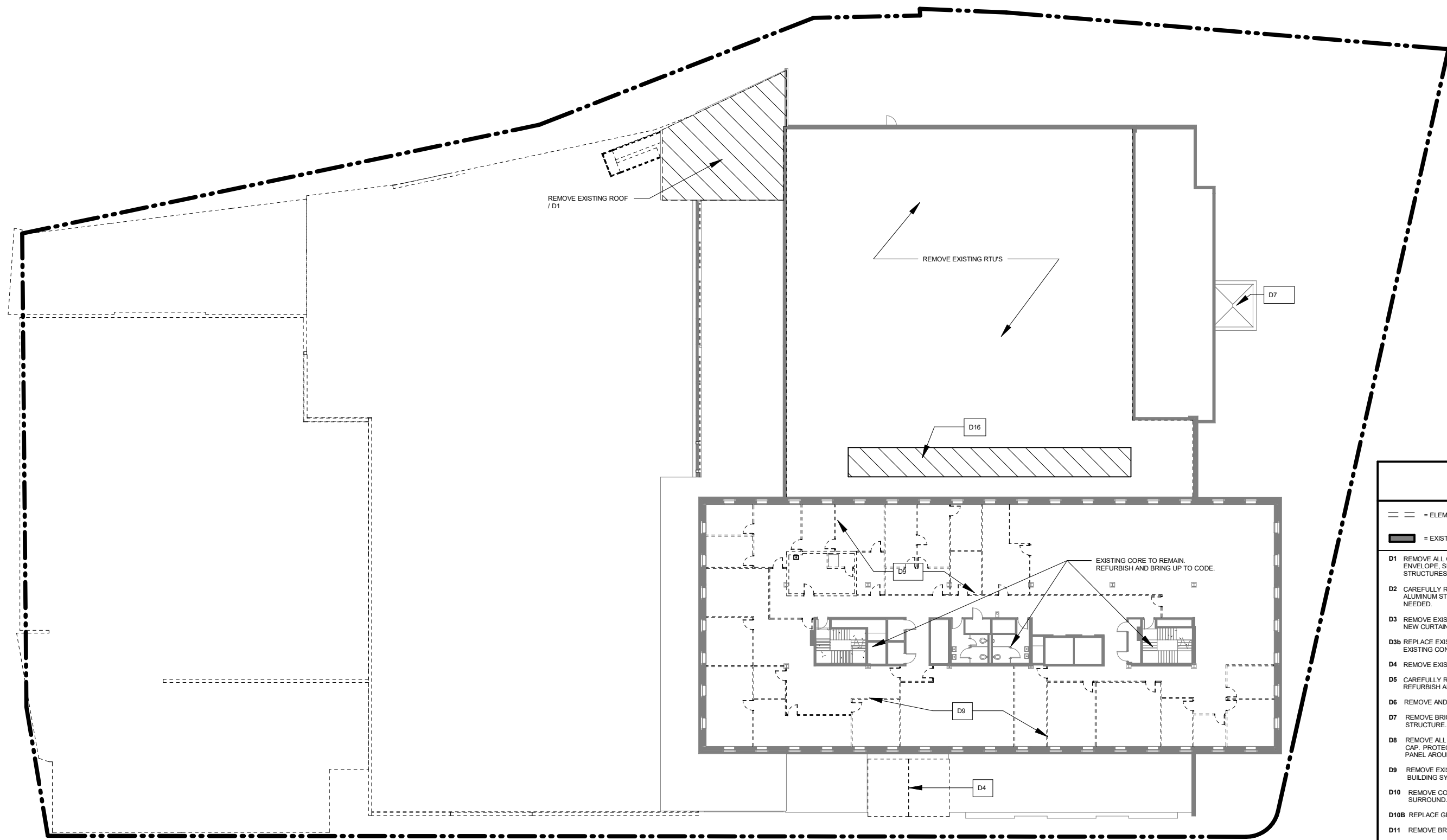
SCALE: 1/32" = 1'-0"

DEMOLITION KEY	
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	= EXISTING TO REMAIN
D1	REMOVE ALL CONSTRUCTED ASSEMBLIES INCLUDING STRUCTURE, BUILDING ENVELOPE, SLAB AND ALL BUILDING SYSTEMS, SUPPORT AND PROTECT ADJACENT STRUCTURES TO REMAIN.
D2	CAREFULLY REMOVE EXISTING WINDOW FRAMES AND PROTECT OPENING FOR NEW ALUMINUM STORE FRONT WINDOW SYSTEM. REPAIR CAST STONE WINDOW FRAME AS NEEDED.
D3	REMOVE EXISTING ALUMINUM CURTAIN WALL GLASS AND PROTECT OPENING FOR NEW CURTAIN WALL INSTALLATION. MATCH EXISTING CONDITIONS.
D3b	REPLACE EXISTING STOREFRONT WITH NEW. ADD DOORS FOR EGRESS. MATCH EXISTING CONDITIONS.
D4	REMOVE EXISTING PLASTIC SKYLIGHT AND PROTECT EXPOSED CONCRETE BEAMS.
D5	CAREFULLY REMOVE EXISTING STAINLESS STEEL CASING AT CONCRETE COLUMNS. REFURBISH AND LEAVE EXPOSED.
D6	REMOVE AND SALVAGE PHOTOVOLTAIC PANELS.
D7	REMOVE BRICK OUTDOOR VESTIBULE INCLUDING FOUNDATIONS AND ROOF STRUCTURE.
D8	REMOVE ALL LOADING DOCK OVERHEAD DOORS, BUMPERS, HAND RAIL AND METAL CAP. PROTECT COLUMNS, BRICK, CANOPY ROOF AND PLATFORM. REPLACE METAL PANEL AROUND OPENINGS AND PREP TO RECEIVE NEW STOREFRONT.
D9	REMOVE EXISTING PARTITIONS, FLOOR COVERINGS, WALL TILE, CEILINGS, AND BUILDING SYSTEMS IN THEIR ENTIRETY.
D10	REMOVE CONCRETE PLANTER. REMOVE RAISED CONCRETE MECHANICAL AREAWAY SURROUND.
D10b	REPLACE GRATE AT LIGHTWELL.
D11	REMOVE BRICK SITE WALL.
D12	REMOVE EXISTING WINDOW AND CUT EXISTING WALL TO RECEIVE NEW STOREFRONT DOOR
D15	NOT USED.
D14	REMOVE EXISTING DECK AND SUPPORTING COLUMNS BELOW.
D15	REMOVE CATWALK AND ASSOCIATED STRUCTURAL SUPPORT.
D16	REMOVE ROOF AND STRUCTURE AS NEEDED FOR NEW SKYLIGHT INSTALL.
D17	PROTECT, CLEAN AND REFURBISH ORIGINAL MARBLE VENEER WALLS, TERRAZZO FLOORING AND PILASTER VAULTED CEILING.
D18	REFURBISH EXISTING RESTROOMS.

0' - 0 1/32"



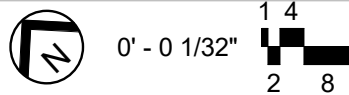
McINTYRE FEDERAL BUILDING REDEVELOPMENT



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D3	REMOVE EXISTING ALUMINUM CURTAIN WALL GLASS AND PROTECT OPENING FOR NEW CURTAIN WALL INSTALLATION. MATCH EXISTING CONDITIONS.
D3b	REPLACE EXISTING STOREFRONT WITH NEW. ADD DOORS FOR EGRESS. MATCH EXISTING CONDITIONS.
D4	REMOVE EXISTING PLASTIC SKYLIGHT AND PROTECT EXPOSED CONCRETE BEAMS.
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D13	NOT USED.
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D16	REMOVE ROOF AND STRUCTURE AS NEEDED FOR NEW SKYLIGHT INSTALL.
D17	PROTECT, CLEAN AND REFURBISH ORIGINAL MARBLE VENEER WALLS, TERRAZZO FLOORING AND PILASTER VAULTED CEILING.
D18	REFURBISH EXISTING RESTROOMS.

1 SECOND FLOOR DEMOLITION PLAN

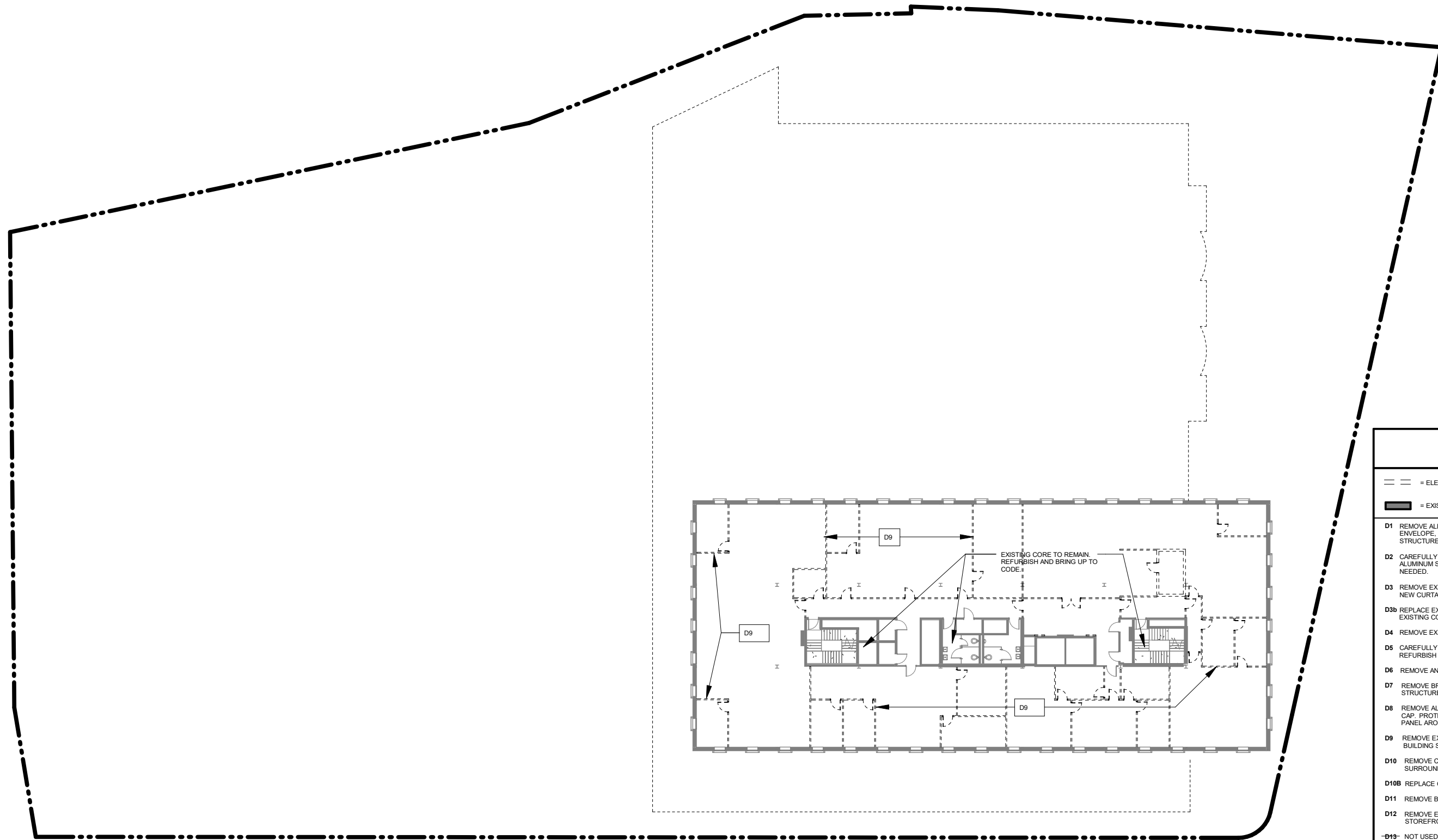
SCALE: 1/32" = 1'-0"



McINTYRE FEDERAL BUILDING REDEVELOPMENT



10/26/22 D102



DEMOLITION KEY

- = ELEMENTS TO BE DEMOLISHED
- = EXISTING TO REMAIN

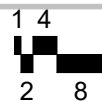
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- D2** CAREFULLY REMOVE EXISTING WINDOW FRAMES AND PROTECT OPENING FOR NEW ALUMINUM STORE FRONT WINDOW SYSTEM. REPAIR CAST STONE WINDOW FRAME AS NEEDED.
- D3** REMOVE EXISTING ALUMINUM CURTAIN WALL GLASS AND PROTECT OPENING FOR NEW CURTAIN WALL INSTALLATION. MATCH EXISTING CONDITIONS.
- D3b** REPLACE EXISTING STOREFRONT WITH NEW. ADD DOORS FOR EGRESS. MATCH EXISTING CONDITIONS.
- D4** REMOVE EXISTING PLASTIC SKYLIGHT AND PROTECT EXPOSED CONCRETE BEAMS.
- D5** CAREFULLY REMOVE EXISTING STAINLESS STEEL CASING AT CONCRETE COLUMNS. REFURBISH AND LEAVE EXPOSED.
- D6** REMOVE AND SALVAGE PHOTOVOLTAIC PANELS.
- D7** REMOVE BRICK OUTDOOR VESTIBULE INCLUDING FOUNDATIONS AND ROOF STRUCTURE.
- D8** REMOVE ALL LOADING DOCK OVERHEAD DOORS, BUMPERS, HAND RAIL AND METAL CAP. PROTECT COLUMNS, BRICK, CANOPY ROOF AND PLATFORM. REPLACE METAL PANEL AROUND OPENINGS AND PREP TO RECEIVE NEW STOREFRONT.
- D9** REMOVE EXISTING PARTITIONS, FLOOR COVERINGS, WALL TILE, CEILINGS, AND BUILDING SYSTEMS IN THEIR ENTIRETY.
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- D10B** REPLACE GRATE AT LIGHTWELL.
- D11** REMOVE BRICK SITE WALL.
- D12** REMOVE EXISTING WINDOW AND CUT EXISTING WALL TO RECEIVE NEW STOREFRONT DOOR
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- D16** REMOVE ROOF AND STRUCTURE AS NEEDED FOR NEW SKYLIGHT INSTALL.
- D17** PROTECT, CLEAN AND REFURBISH ORIGINAL MARBLE VENEER WALLS, TERRAZZO FLOORING AND PLASTER VAULTED CEILING.
- D18** REFURBISH EXISTING RESTROOMS.

1 THIRD FLOOR DEMOLITION PLAN

SCALE: 1/32" = 1'-0"



0' - 0 1/32"



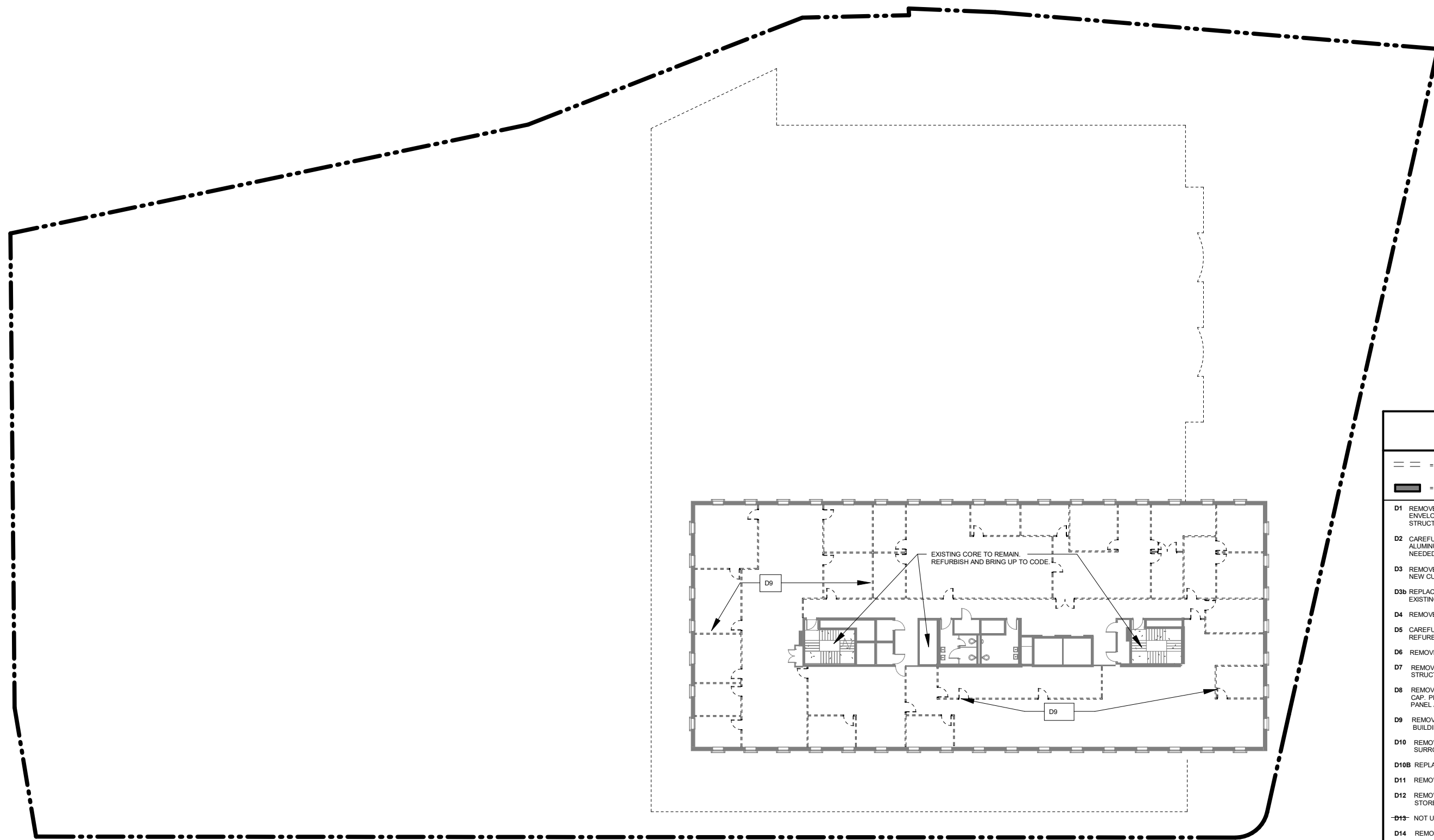
McINTYRE FEDERAL BUILDING REDEVELOPMENT

PRINCIPLE



10/26/22

D103



DEMOLITION KEY

- = ELEMENTS TO BE DEMOLISHED
- = EXISTING TO REMAIN

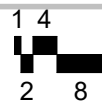
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- D3** REMOVE EXISTING ALUMINUM CURTAIN WALL GLASS AND PROTECT OPENING FOR NEW CURTAIN WALL INSTALLATION. MATCH EXISTING CONDITIONS.
- D3b** REPLACE EXISTING STOREFRONT WITH NEW. ADD DOORS FOR EGRESS. MATCH EXISTING CONDITIONS.
- D4** REMOVE EXISTING PLASTIC SKYLIGHT AND PROTECT EXPOSED CONCRETE BEAMS.
- D5** CAREFULLY REMOVE EXISTING STAINLESS STEEL CASING AT CONCRETE COLUMNS. REFURBISH AND LEAVE EXPOSED.
- D6** REMOVE AND SALVAGE PHOTOVOLTAIC PANELS.
- D7** REMOVE BRICK OUTDOOR VESTIBULE INCLUDING FOUNDATIONS AND ROOF STRUCTURE.
- D8** REMOVE ALL LOADING DOCK OVERHEAD DOORS, BUMPERS, HAND RAIL AND METAL CAP. PROTECT COLUMNS, BRICK, CANOPY ROOF AND PLATFORM. REPLACE METAL PANEL AROUND OPENINGS AND PREP TO RECEIVE NEW STOREFRONT.
- D9** REMOVE EXISTING PARTITIONS, FLOOR COVERINGS, WALL TILE, CEILINGS, AND BUILDING SYSTEMS IN THEIR ENTIRETY.
- D10** REMOVE CONCRETE PLANTER. REMOVE RAISED CONCRETE MECHANICAL AREAWAY SURROUND.
- D10B** REPLACE GRATE AT LIGHTWELL.
- D11** REMOVE BRICK SITE WALL.
- D12** REMOVE EXISTING WINDOW AND CUT EXISTING WALL TO RECEIVE NEW STOREFRONT DOOR
- D13** NOT USED.
- D14** REMOVE EXISTING DECK AND SUPPORTING COLUMNS BELOW.
- D15** REMOVE CATWALK AND ASSOCIATED STRUCTURAL SUPPORT.
- D16** REMOVE ROOF AND STRUCTURE AS NEEDED FOR NEW SKYLIGHT INSTALL.
- D17** PROTECT, CLEAN AND REFURBISH ORIGINAL MARBLE VENEER WALLS, TERRAZZO FLOORING AND PLASTER VAULTED CEILING.
- D18** REFURBISH EXISTING RESTROOMS.

1 FOURTH FLOOR DEMOLITION PLAN

SCALE: 1/32" = 1'-0"



0' - 0 1/32"



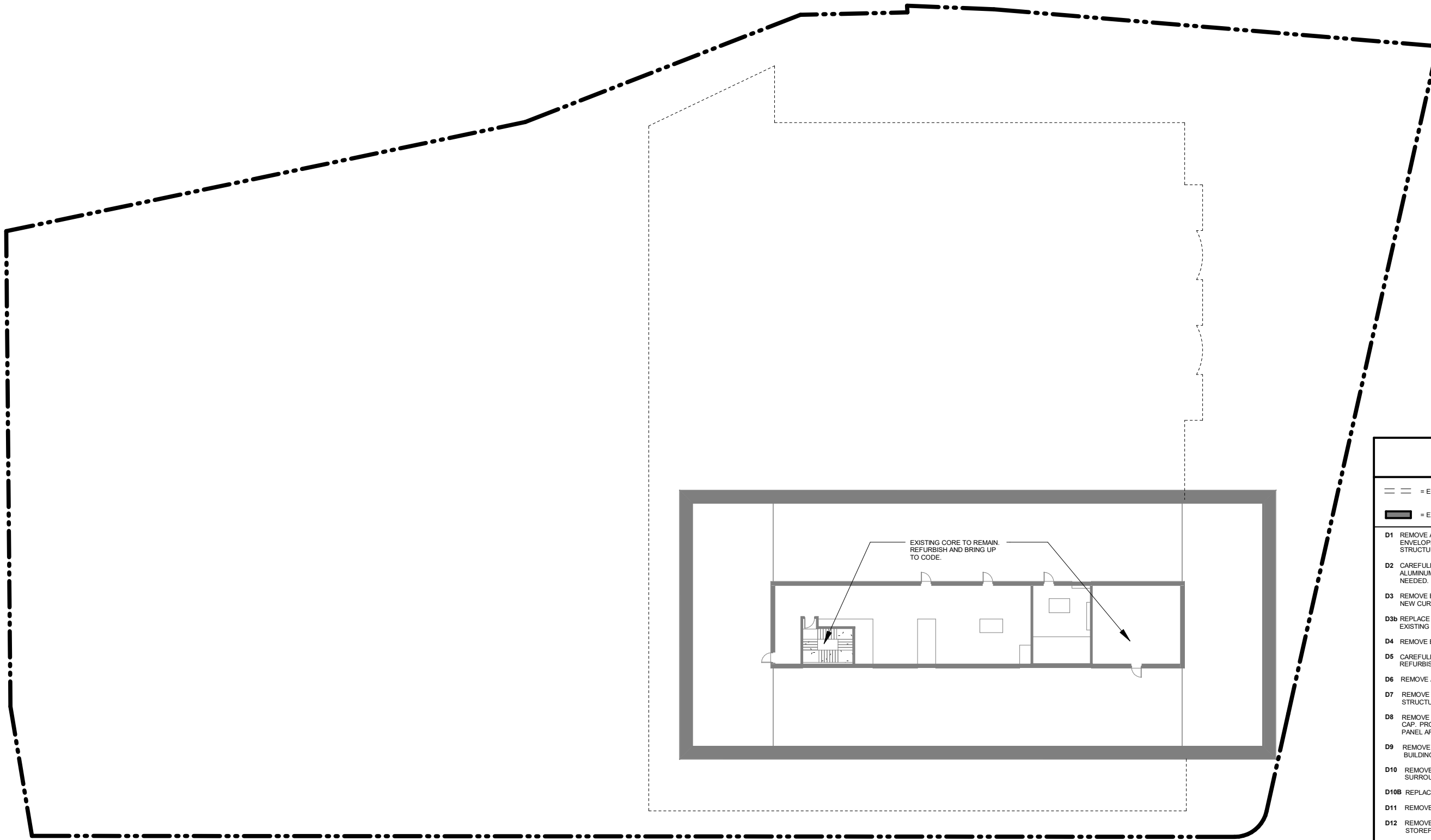
McINTYRE FEDERAL BUILDING REDEVELOPMENT

PRINCIPLE



10/26/22

D104



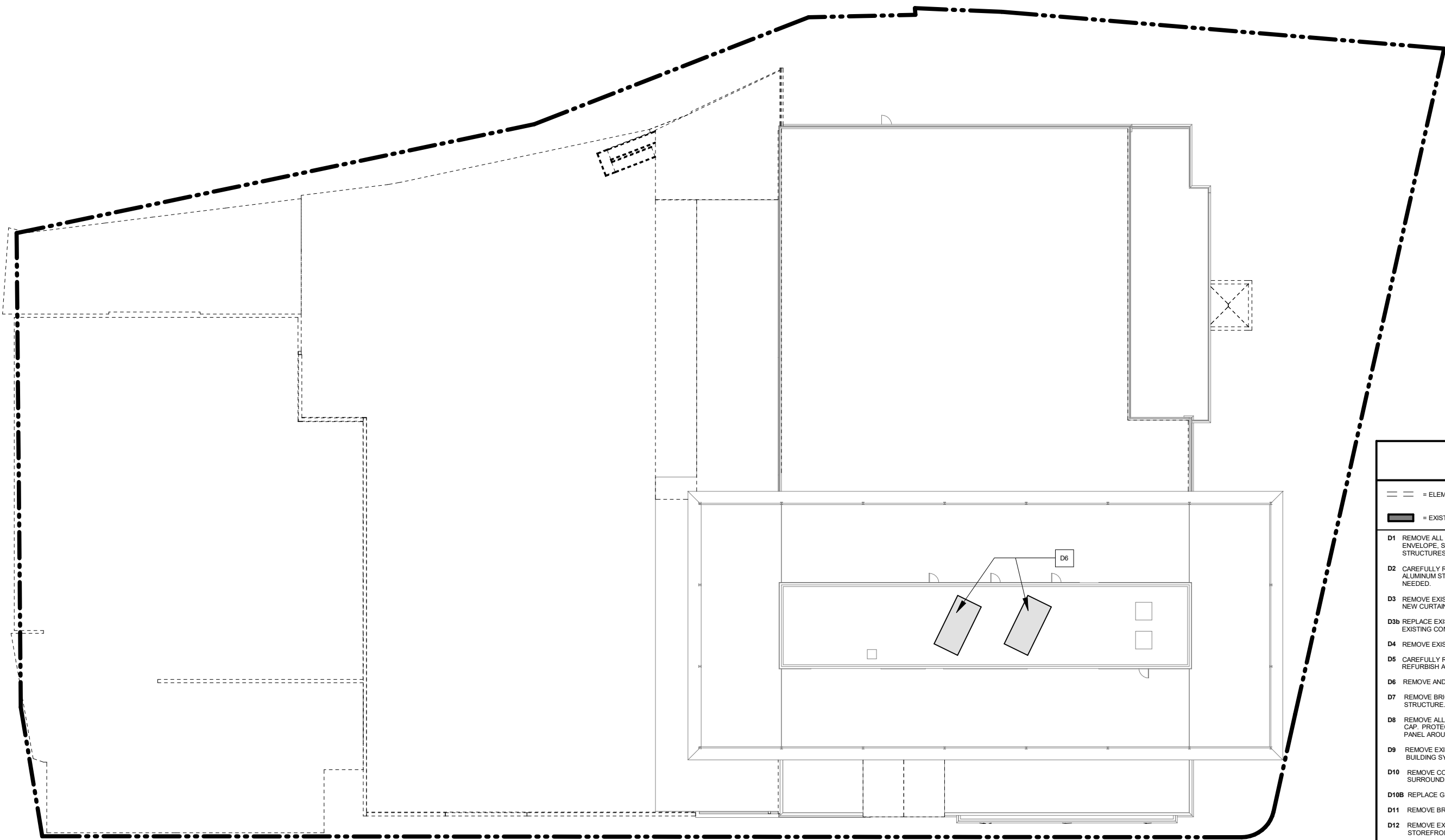
DEMOLITION KEY	
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D3	REMOVE EXISTING ALUMINUM CURTAIN WALL GLASS AND PROTECT OPENING FOR NEW CURTAIN WALL INSTALLATION. MATCH EXISTING CONDITIONS.
D3b	REPLACE EXISTING STOREFRONT WITH NEW. ADD DOORS FOR EGRESS. MATCH EXISTING CONDITIONS.
D4	REMOVE EXISTING PLASTIC SKYLIGHT AND PROTECT EXPOSED CONCRETE BEAMS.
D5	CAREFULLY REMOVE EXISTING STAINLESS STEEL CASING AT CONCRETE COLUMNS, REFURBISH AND LEAVE EXPOSED.
D6	REMOVE AND SALVAGE PHOTOVOLTAIC PANELS.
D7	REMOVE BRICK OUTDOOR VESTIBULE INCLUDING FOUNDATIONS AND ROOF STRUCTURE.
D8	REMOVE ALL LOADING DOCK OVERHEAD DOORS, BUMPERS, HAND RAIL AND METAL CAP. PROTECT COLUMNS, BRICK, CANOPY ROOF AND PLATFORM. REPLACE METAL PANEL AROUND OPENINGS AND PREP TO RECEIVE NEW STOREFRONT.
D9	REMOVE EXISTING PARTITIONS, FLOOR COVERINGS, WALL TILE, CEILINGS, AND BUILDING SYSTEMS IN THEIR ENTIRETY.
D10	REMOVE CONCRETE PLANTER. REMOVE RAISED CONCRETE MECHANICAL AREAWAY SURROUND.
D10B	REPLACE GRATE AT LIGHTWELL.
D11	REMOVE BRICK SITE WALL.
D12	REMOVE EXISTING WINDOW AND CUT EXISTING WALL TO RECEIVE NEW STOREFRONT DOOR
-D13-	NOT USED.
D14	REMOVE EXISTING DECK AND SUPPORTING COLUMNS BELOW.
D15	REMOVE CATWALK AND ASSOCIATED STRUCTURAL SUPPORT.
D16	REMOVE ROOF AND STRUCTURE AS NEEDED FOR NEW SKYLIGHT INSTALL.
D17	PROTECT, CLEAN AND REFURBISH ORIGINAL MARBLE VENEER WALLS, TERRAZZO FLOORING AND PILASTER VAULTED CEILING.
D18	REFURBISH EXISTING RESTROOMS.

1 FIFTH FLOOR DEMOLITION PLAN
SCALE: 1/32" = 1'-0"

0' - 0 1/32"



McINTYRE FEDERAL BUILDING REDEVELOPMENT



DEMOLITION KEY	
	= ELEMENTS TO BE DEMOLISHED
	= EXISTING TO REMAIN
D1	REMOVE ALL CONSTRUCTED ASSEMBLIES INCLUDING STRUCTURE, BUILDING ENVELOPE, SLAB AND ALL BUILDING SYSTEMS, SUPPORT AND PROTECT ADJACENT STRUCTURES TO REMAIN.
D2	CAREFULLY REMOVE EXISTING WINDOW FRAMES AND PROTECT OPENING FOR NEW ALUMINUM STORE FRONT WINDOW SYSTEM. REPAIR CAST STONE WINDOW FRAME AS NEEDED.
D3	REMOVE EXISTING ALUMINUM CURTAIN WALL GLASS AND PROTECT OPENING FOR NEW CURTAIN WALL INSTALLATION. MATCH EXISTING CONDITIONS.
D3b	REPLACE EXISTING STOREFRONT WITH NEW. ADD DOORS FOR EGRESS. MATCH EXISTING CONDITIONS.
D4	REMOVE EXISTING PLASTIC SKYLIGHT AND PROTECT EXPOSED CONCRETE BEAMS.
D5	CAREFULLY REMOVE EXISTING STAINLESS STEEL CASING AT CONCRETE COLUMNS, REFURBISH AND LEAVE EXPOSED.
D6	REMOVE AND SALVAGE PHOTOVOLTAIC PANELS.
D7	REMOVE BRICK OUTDOOR VESTIBULE INCLUDING FOUNDATIONS AND ROOF STRUCTURE.
D8	REMOVE ALL LOADING DOCK OVERHEAD DOORS, BUMPERS, HAND RAIL AND METAL CAP. PROTECT COLUMNS, BRICK CANOPY ROOF AND PLATFORM. REPLACE METAL PANEL AROUND OPENINGS AND PREP TO RECEIVE NEW STOREFRONT.
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D10B	REPLACE GRATE AT LIGHTWELL.
D11	REMOVE BRICK SITE WALL.
D12	REMOVE EXISTING WINDOW AND CUT EXISTING WALL TO RECEIVE NEW STOREFRONT DOOR
-D13	NOT USED.
D14	REMOVE EXISTING DECK AND SUPPORTING COLUMNS BELOW.
D15	REMOVE CATWALK AND ASSOCIATED STRUCTURAL SUPPORT.
D16	REMOVE ROOF AND STRUCTURE AS NEEDED FOR NEW SKYLIGHT INSTALL.
D17	PROTECT, CLEAN AND REFURBISH ORIGINAL MARBLE VENEER WALLS, TERRAZZO FLOORING AND PLASTER VAULTED CEILING.
D18	REFURBISH EXISTING RESTROOMS.

1 ROOF DEMOLITION PLAN
SCALE: 1/32" = 1'-0"

0' - 0 1/32"



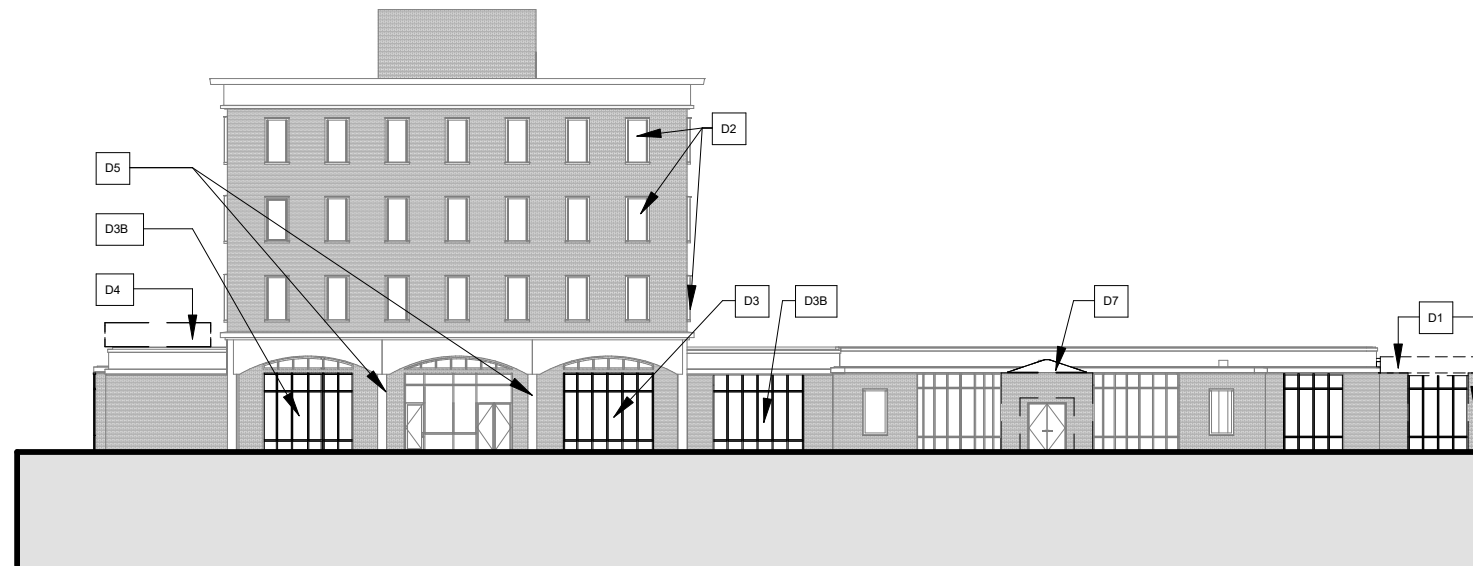
McINTYRE FEDERAL BUILDING REDEVELOPMENT

DEMOLITION KEY

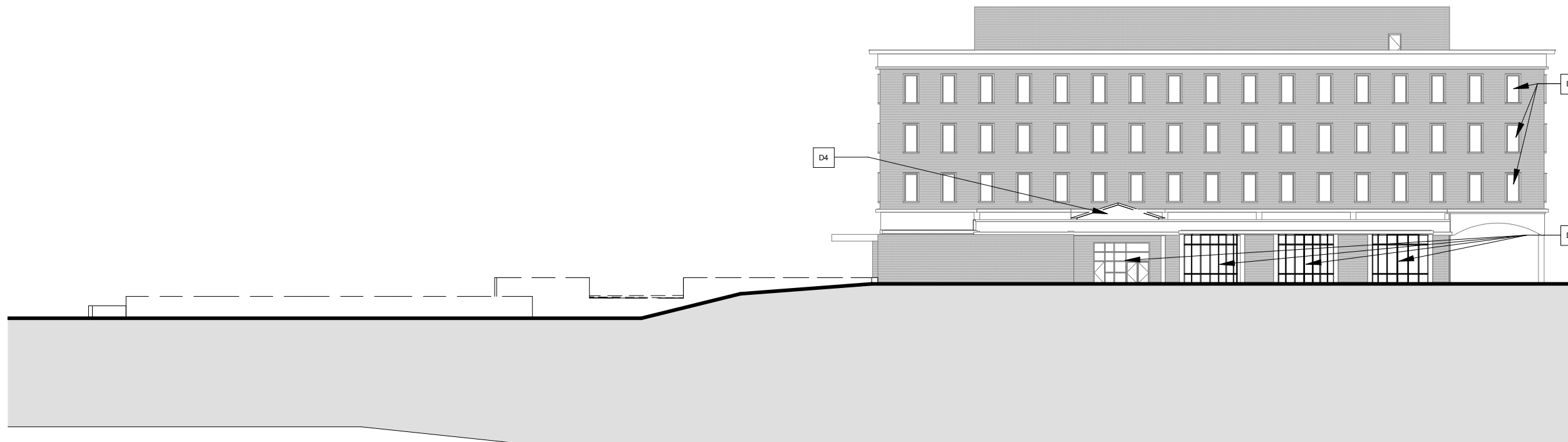
--- = ELEMENTS TO BE DEMOLISHED

█ = EXISTING TO REMAIN

- D1 REMOVE ALL CONSTRUCTED ASSEMBLIES INCLUDING STRUCTURE, BUILDING ENVELOPE, SLAB AND ALL BUILDING SYSTEMS, SUPPORT AND PROTECT ADJACENT STRUCTURES TO REMAIN.
- D2 CAREFULLY REMOVE EXISTING WINDOW FRAMES AND PROTECT OPENING FOR NEW ALUMINUM STORE FRONT WINDOW SYSTEM. REPAIR CAST STONE WINDOW FRAME AS NEEDED.
- D3 REMOVE EXISTING ALUMINUM CURTAIN WALL GLASS AND PROTECT OPENING FOR NEW CURTAIN WALL INSTALLATION. MATCH EXISTING CONDITIONS.
- D3b REPLACE EXISTING STOREFRONT WITH NEW. ADD DOORS FOR EGRESS. MATCH EXISTING CONDITIONS.
- D4 REMOVE EXISTING PLASTIC SKYLIGHT AND PROTECT EXPOSED CONCRETE BEAMS.
- D5 CAREFULLY REMOVE EXISTING STAINLESS STEEL CASING AT CONCRETE COLUMNS, REFURBISH AND LEAVE EXPOSED.
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- D12 REMOVE EXISTING WINDOW AND CUT EXISTING WALL TO RECEIVE NEW STOREFRONT DOOR
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- D15 REMOVE CATWALK AND ASSOCIATED STRUCTURAL SUPPORT.
- D16 REMOVE ROOF AND STRUCTURE AS NEEDED FOR NEW SKYLIGHT INSTALL.
- D17 PROTECT, CLEAN AND REFURBISH ORIGINAL MARBLE VENEER WALLS, TERRAZZO FLOORING AND PLASTER VAULTED CEILING.
- D18 REFURBISH EXISTING RESTROOMS.



2 SOUTH EXTERIOR ELEVATION DEMOLITION PLAN
SCALE: 1/32" = 1'-0"



1 WEST EXTERIOR ELEVATION DEMOLITION PLAN
SCALE: 1/32" = 1'-0"

0' - 0 1/32"

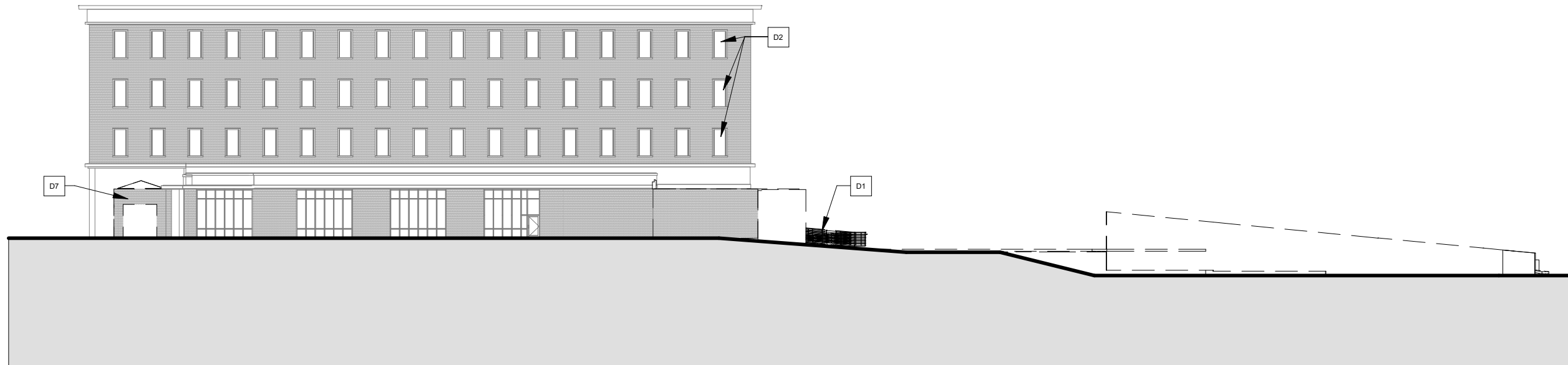


McINTYRE FEDERAL BUILDING REDEVELOPMENT

PRINCIPLE

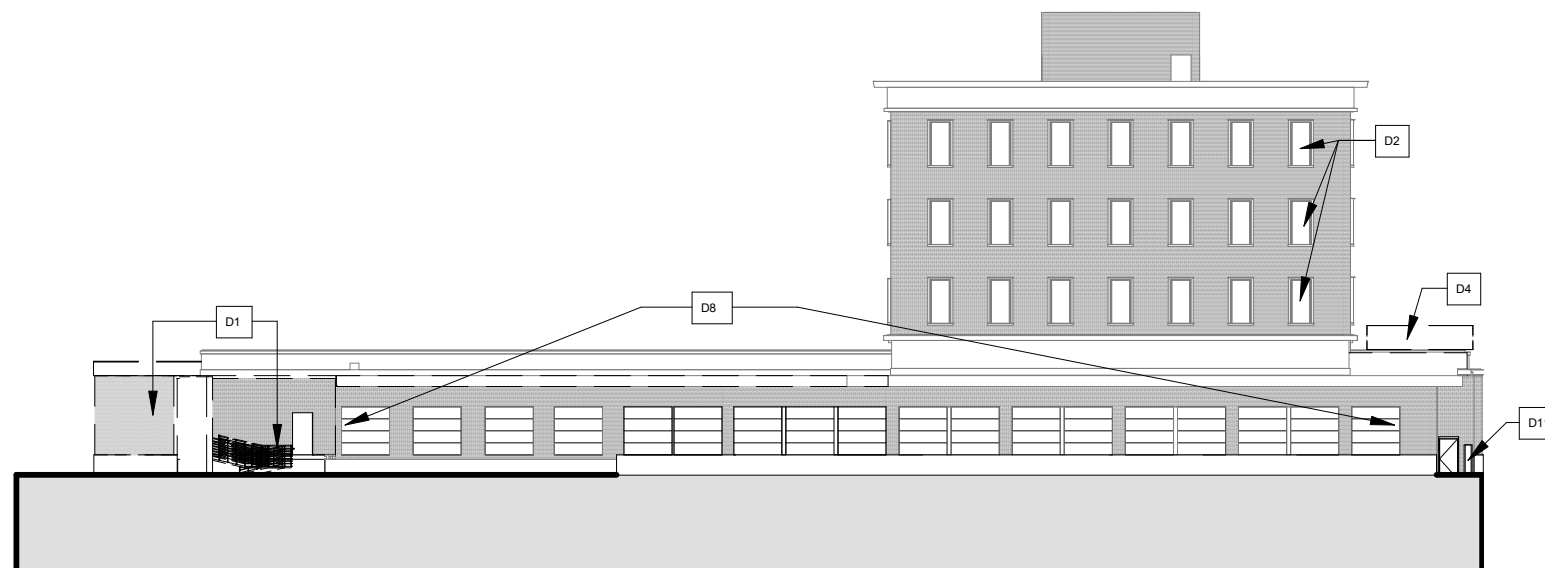
10/26/22

D300



2 EAST EXTERIOR ELEVATION DEMOLITION PLAN

SCALE: 1/32" = 1'-0"



1 NORTH EXTERIOR ELEVATION DEMOLITION PLAN

SCALE: 1/32" = 1'-0"

DEMOLITION KEY

--- = ELEMENTS TO BE DEMOLISHED

█ = EXISTING TO REMAIN

- D1 REMOVE ALL CONSTRUCTED ASSEMBLIES INCLUDING STRUCTURE, BUILDING ENVELOPE, SLAB AND ALL BUILDING SYSTEMS. SUPPORT AND PROTECT ADJACENT STRUCTURES TO REMAIN.
- D2 CAREFULLY REMOVE EXISTING WINDOW FRAMES AND PROTECT OPENING FOR NEW ALUMINUM STORE FRONT WINDOW SYSTEM. REPAIR CAST STONE WINDOW FRAME AS NEEDED.
- D3 REMOVE EXISTING ALUMINUM CURTAIN WALL GLASS AND PROTECT OPENING FOR NEW CURTAIN WALL INSTALLATION. MATCH EXISTING CONDITIONS.
- D3b REPLACE EXISTING STOREFRONT WITH NEW. ADD DOORS FOR EGRESS. MATCH EXISTING CONDITIONS.
- D4 REMOVE EXISTING PLASTIC SKYLIGHT AND PROTECT EXPOSED CONCRETE BEAMS.
- D5 CAREFULLY REMOVE EXISTING STAINLESS STEEL CASING AT CONCRETE COLUMNS, REFURBISH AND LEAVE EXPOSED.
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- D10 REMOVE CONCRETE PLANTER. REMOVE RAISED CONCRETE MECHANICAL AREAWAY SURROUND.
- D10B REPLACE GRATE AT LIGHTWELL.
- D11 REMOVE BRICK SITE WALL.
- D12 REMOVE EXISTING WINDOW AND CUT EXISTING WALL TO RECEIVE NEW STOREFRONT DOOR
- D13- NOT USED.
- D14 REMOVE EXISTING DECK AND SUPPORTING COLUMNS BELOW.
- D15 REMOVE CATWALK AND ASSOCIATED STRUCTURAL SUPPORT.
- D16 REMOVE ROOF AND STRUCTURE AS NEEDED FOR NEW SKYLIGHT INSTALL.
- D17 PROTECT, CLEAN AND REFURBISH ORIGINAL MARBLE VENEER WALLS, TERRAZZO FLOORING AND PILASTER VAULTED CEILING.
- D18 REFURBISH EXISTING RESTROOMS.

0' - 0 1/32"

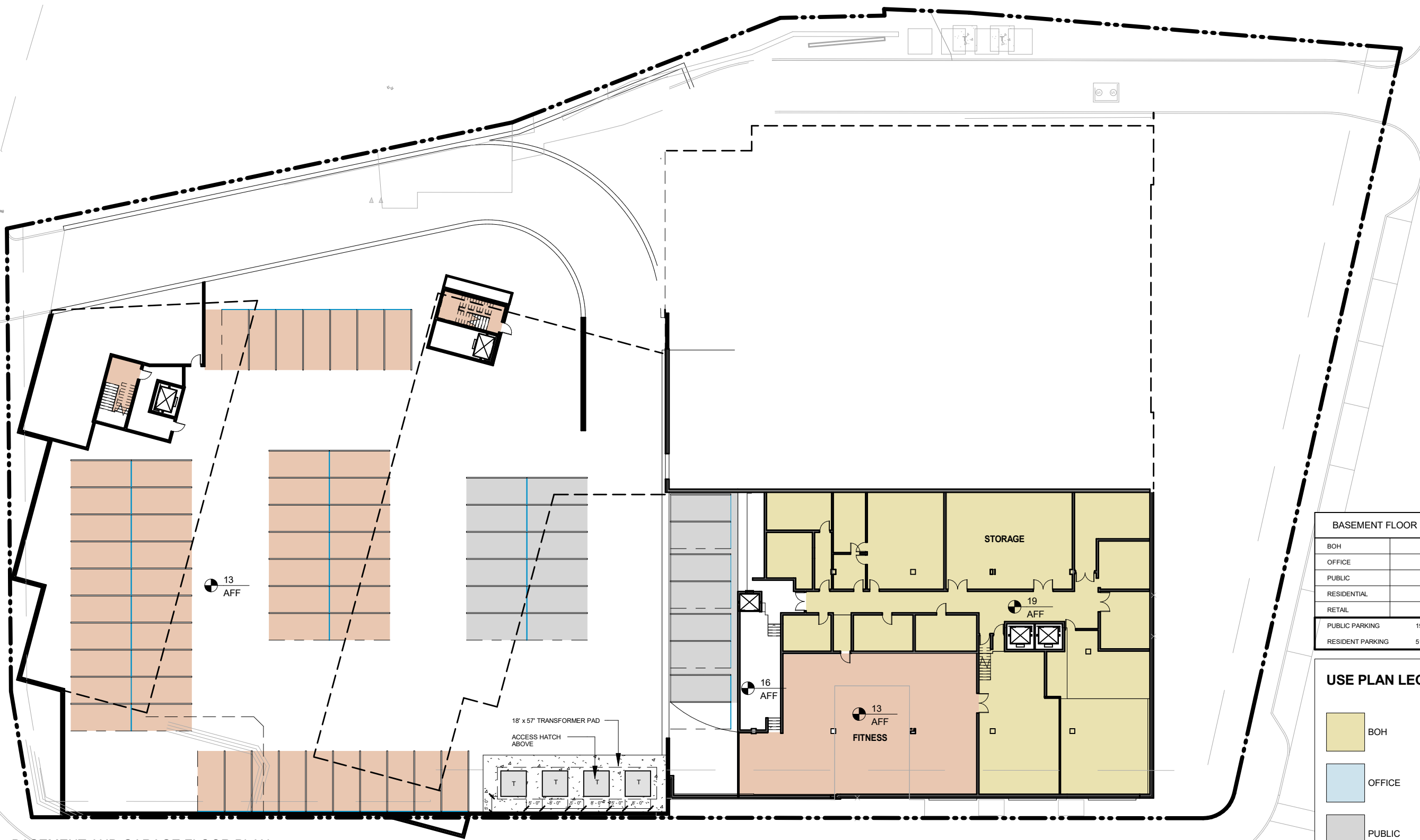


McINTYRE FEDERAL BUILDING REDEVELOPMENT

PRINCIPLE

10/26/22

D301



BASEMENT FLOOR AREA	
BOH	8,051 SF
OFFICE	0 SF
PUBLIC	4,002 SF
RESIDENTIAL	11,174 SF
RETAIL	0 SF
PUBLIC PARKING	19 SPACES
RESIDENT PARKING	51 SPACES

USE PLAN LEGEND	
	BOH
	OFFICE
	PUBLIC
	RESIDENTIAL
	RETAIL

1 BASEMENT AND GARAGE FLOOR PLAN
SCALE: 1/32" = 1'-0"



FIRST FLOOR AREA	
BOH	3,007 SF
OFFICE	0 SF
PUBLIC	23,295 SF
RESIDENTIAL	2,898 SF
RETAIL	30,483 SF

USE PLAN LEGEND	
	BOH
	OFFICE
	PUBLIC
	RESIDENTIAL
	RETAIL

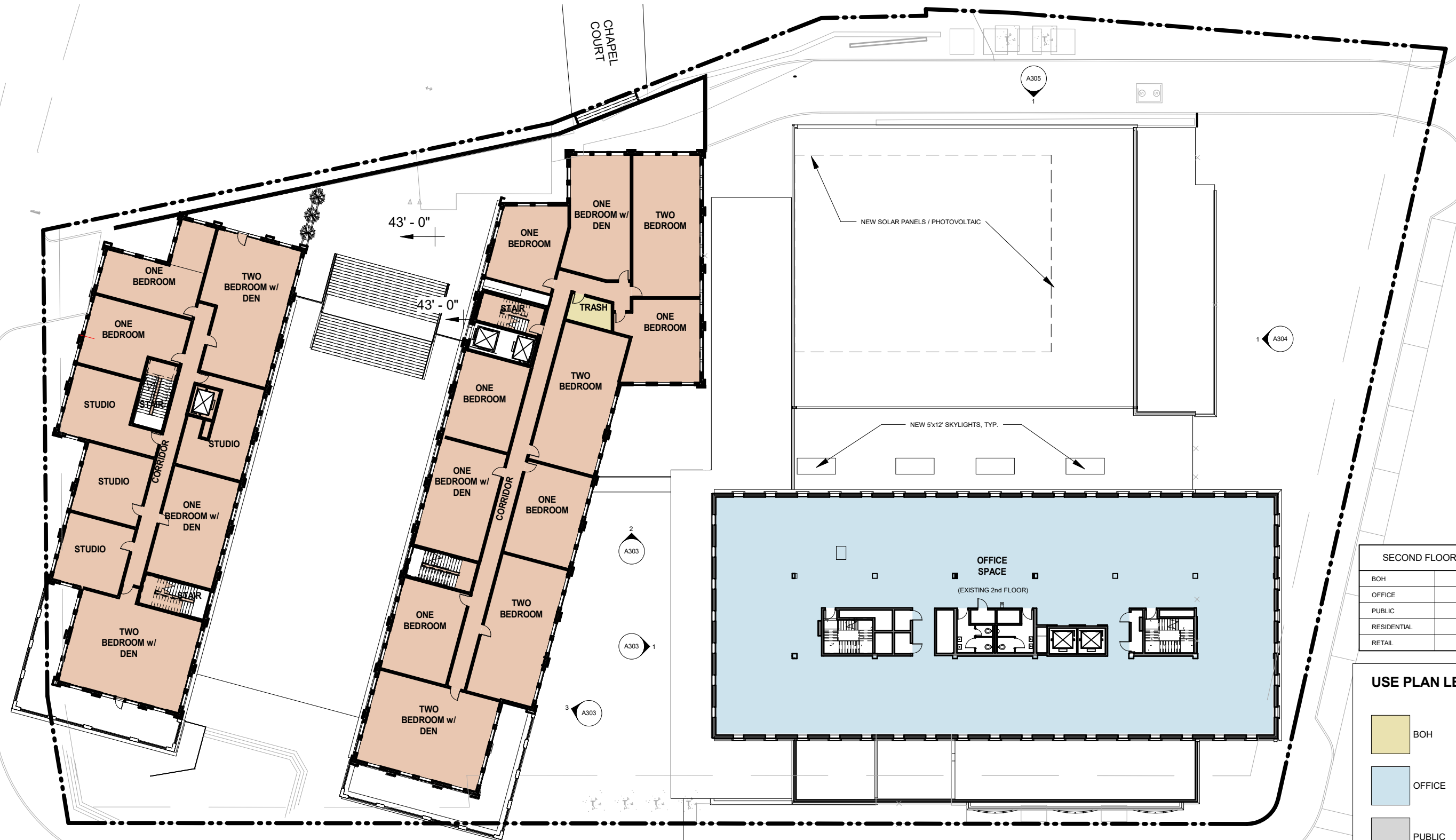
1 OVERALL FIRST FLOOR PLAN
SCALE: 1/32" = 1'-0"

0' - 0 1/32"



McINTYRE FEDERAL BUILDING REDEVELOPMENT

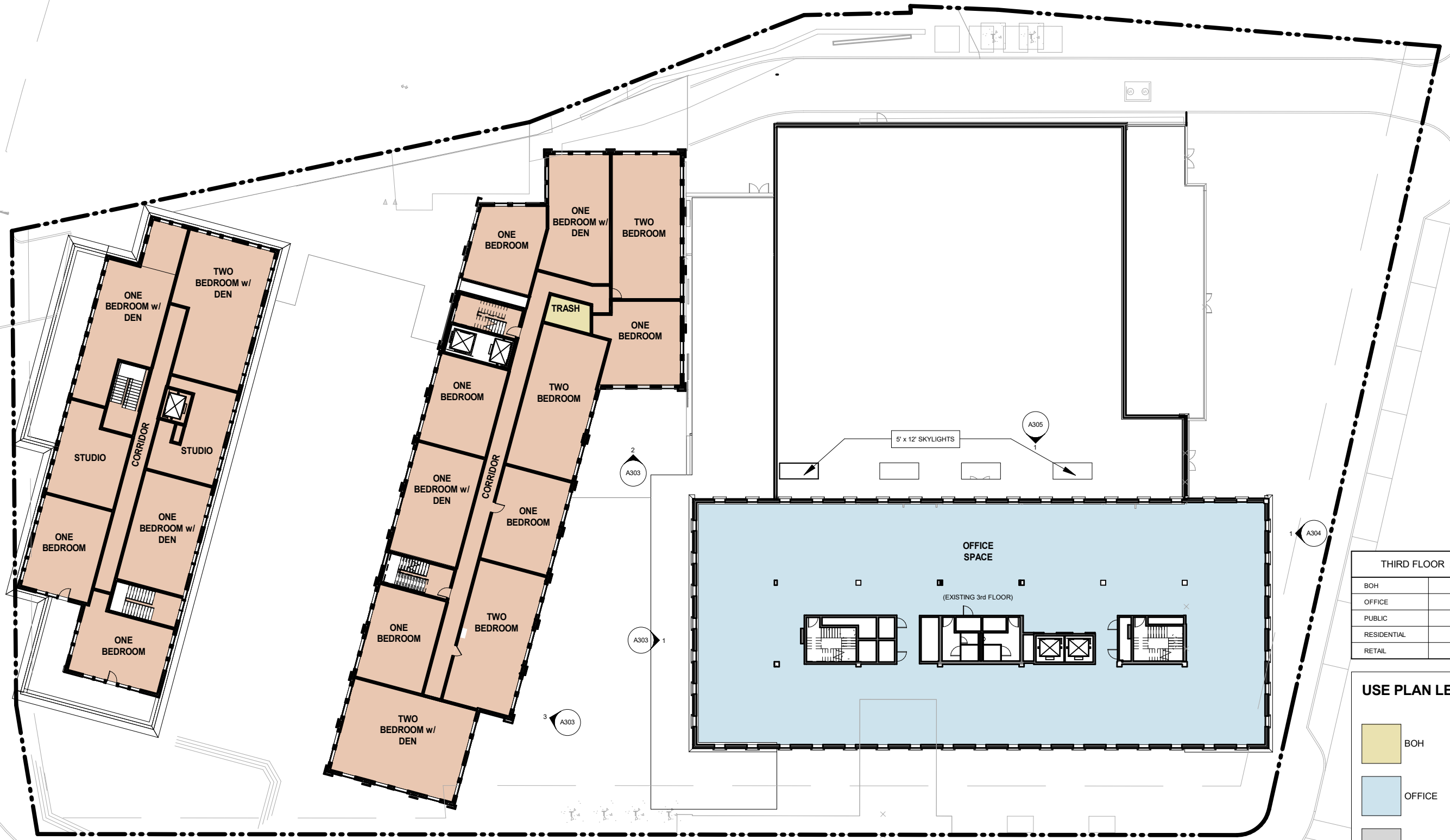
PRINCIPLE 10/26/22 A101



SECOND FLOOR AREA	
BOH	128 SF
OFFICE	11,572 SF
PUBLIC	0 SF
RESIDENTIAL	17,798 SF
RETAIL	0 SF

USE PLAN LEGEND	
	BOH
	OFFICE
	PUBLIC
	RESIDENTIAL
	RETAIL

1 OVERALL SECOND FLOOR PLAN
SCALE: 1/32" = 1'-0"



THIRD FLOOR AREA	
BOH	128 SF
OFFICE	11,572 SF
PUBLIC	0 SF
RESIDENTIAL	16,619 SF
RETAIL	0 SF

USE PLAN LEGEND	
	BOH
	OFFICE
	PUBLIC
	RESIDENTIAL
	RETAIL

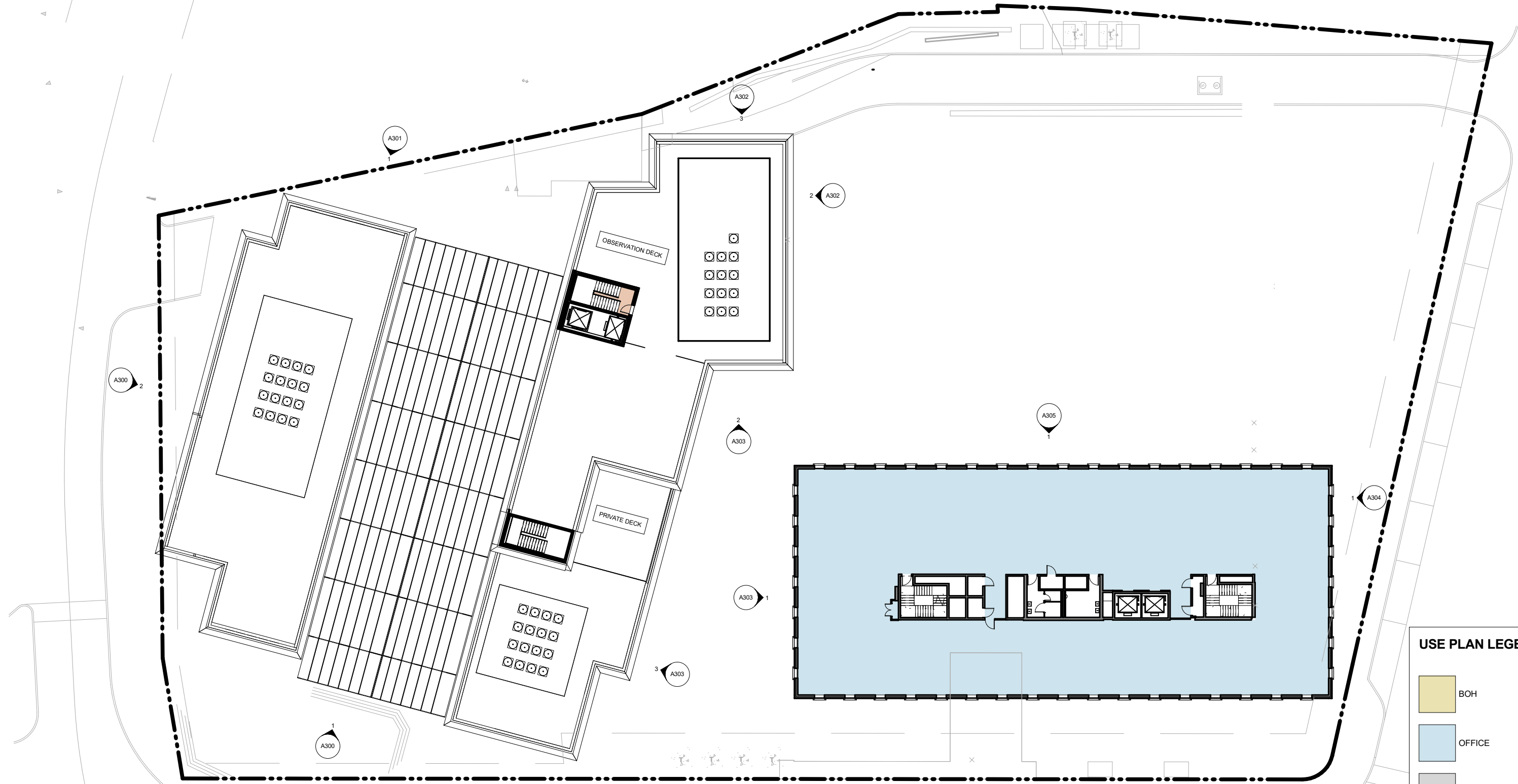
1 OVERALL THIRD FLOOR PLAN
SCALE: 1/32" = 1'-0"



FOURTH FLOOR AREA	
BOH	128 SF
OFFICE	11,572 SF
PUBLIC	0 SF
RESIDENTIAL	7,524 SF
RETAIL	0 SF

USE PLAN LEGEND	
	BOH
	OFFICE
	PUBLIC
	RESIDENTIAL
	RETAIL

1 OVERALL PENTHOUSE FLOOR PLAN
SCALE: 1/32" = 1'-0"



USE PLAN LEGEND

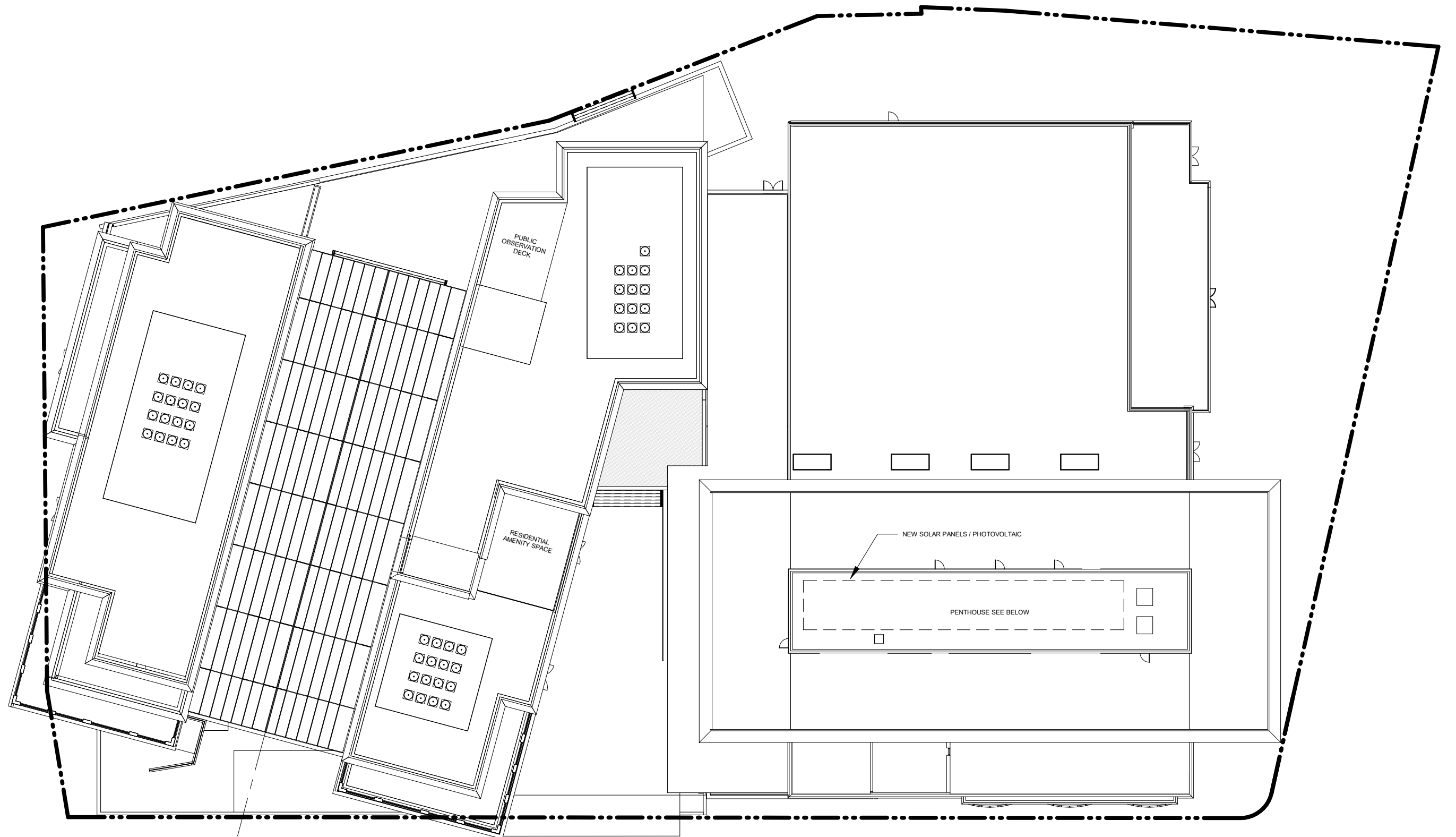
- BOH
- OFFICE
- PUBLIC
- RESIDENTIAL
- RETAIL

1 OVERALL ROOF PLAN (NEW) 4TH FLOOR MCINTYRE
 SCALE: 1/32" = 1'-0"

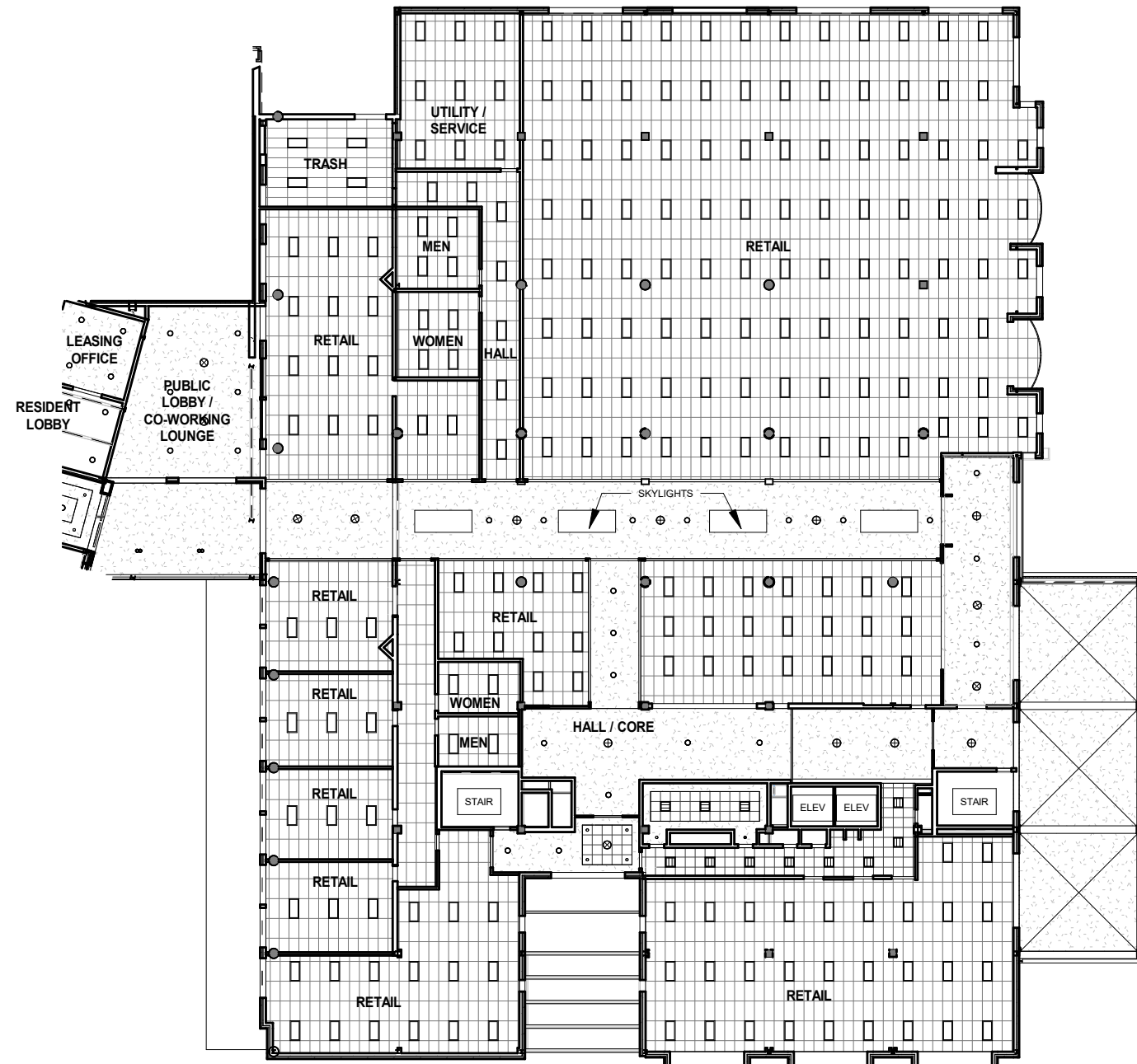
0' - 0 1/32" 1 4
2 8



McINTYRE FEDERAL BUILDING REDEVELOPMENT

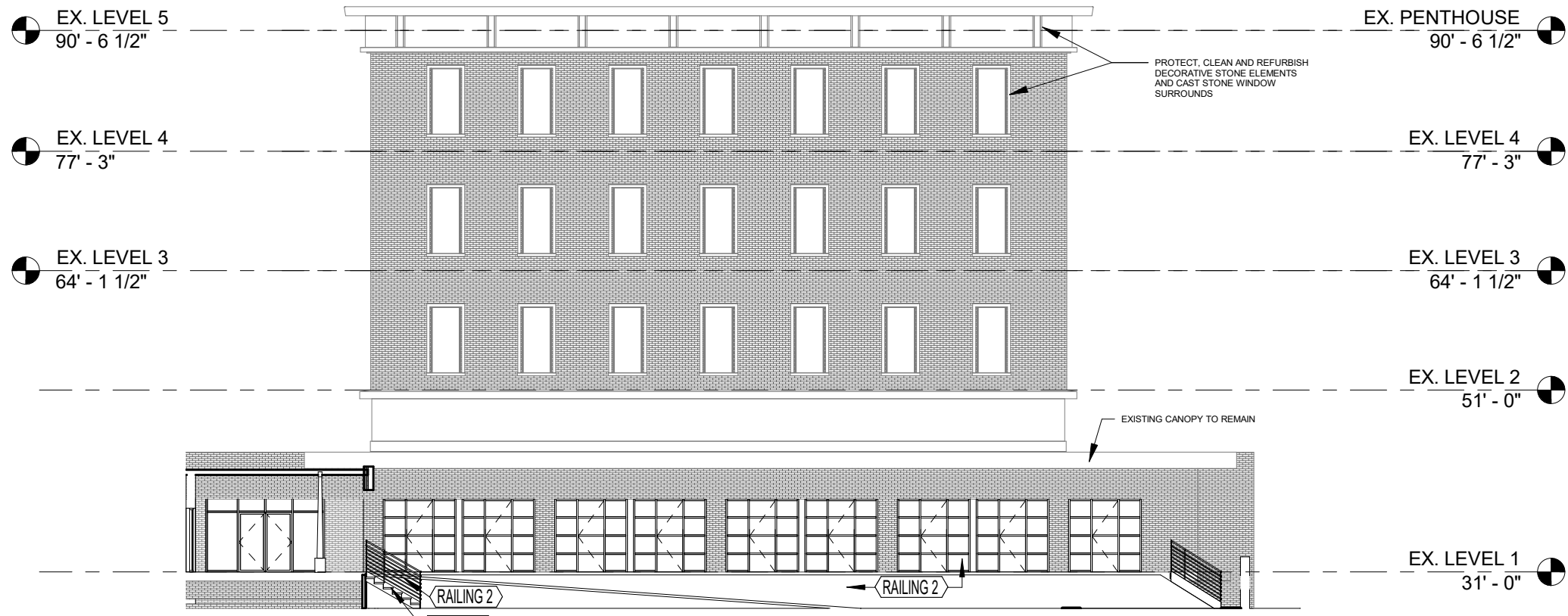


3 MCINTYRE ROOF PLAN
 SCALE: 1/32" = 1'-0"

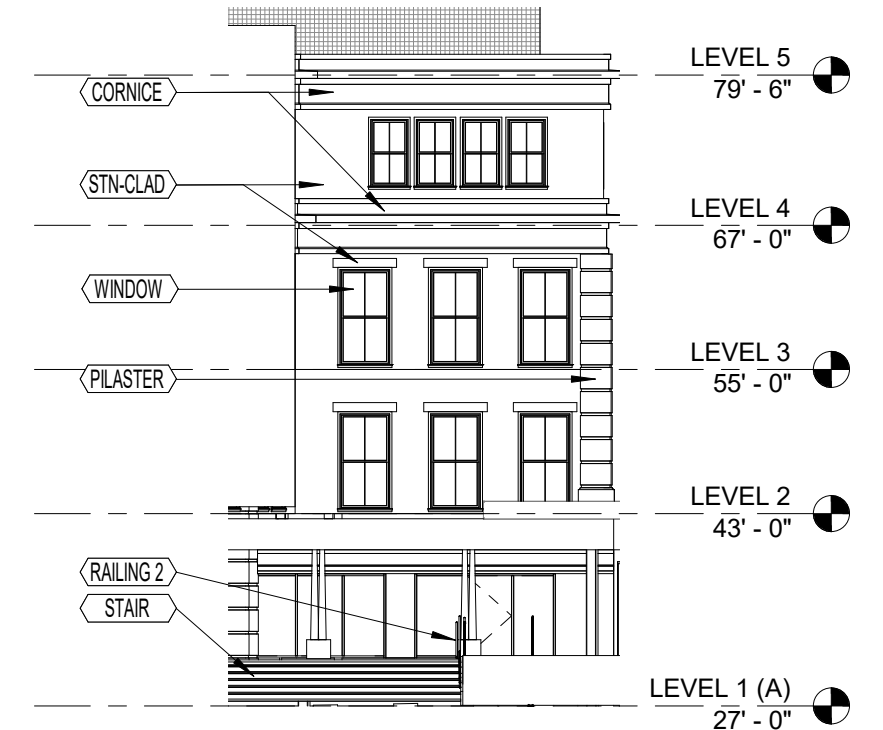


REFLECTED CEILING PLAN LEGEND	
	INTERIOR G.W.B. OR EXTERIOR GYPSUM SOFFIT BOARD CEILING OR SOFFIT; PAINTED
	2X2 CEILING TILE (REFER TO SPEC FOR TYPE)
	CEILING HEIGHT AND FINISH INDICATOR
	SURFACE MOUNTED DECORATIVE FIXTURE
	DECORATIVE PENDANT FIXTURE
	LED DOWN LIGHT- SURFACE MOUNTED
	TRACK LIGHT FIXTURE
	2X2 RECESSED INDIRECT LED FIXTURE
	2X4 RECESSED INDIRECT LED FIXTURE

1 FIRST FLOOR REFLECTED CEILING PLAN - EXISTING BUILDING
 SCALE: 1/32" = 1'-0"



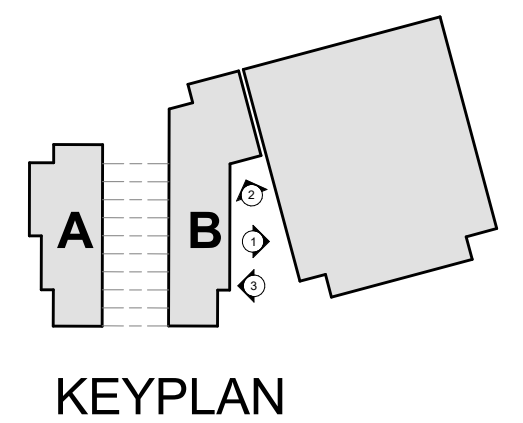
1 EXTERIOR ELEVATION - ALLEYWAY
SCALE: 1/16" = 1'-0"

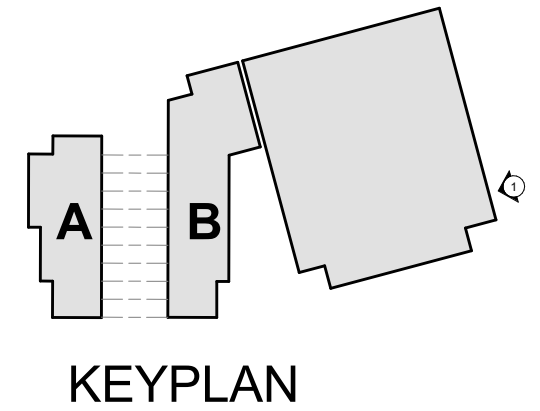


2 CONNECTOR ELEVATION
SCALE: 1/16" = 1'-0"

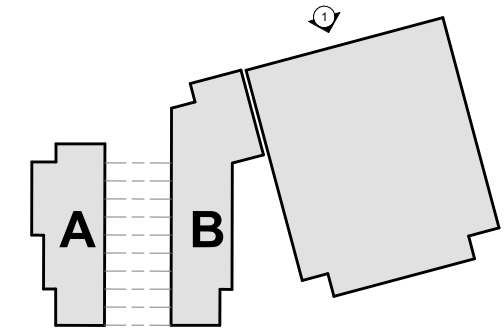


3 NPS BUILDING B SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



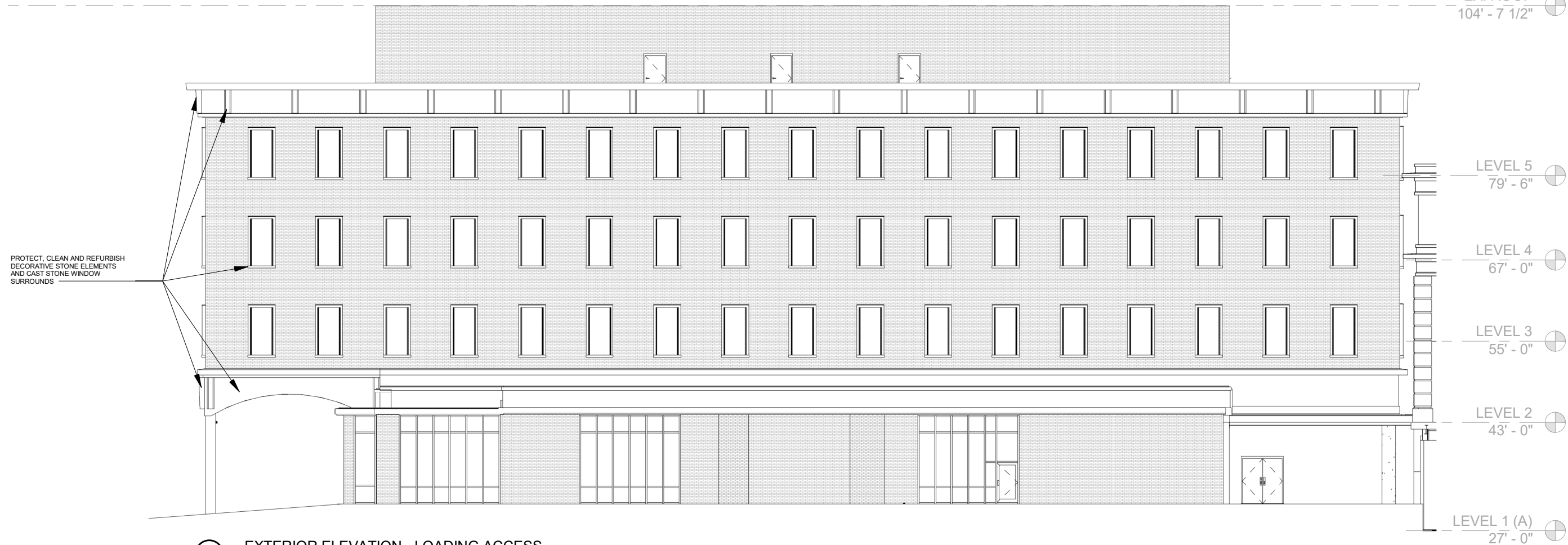


① EXTERIOR ELEVATION - DANIEL STREET
 SCALE: 1/16" = 1'-0"

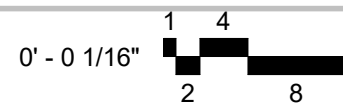


KEYPLAN

EX. ROOF
104' - 7 1/2"



1 EXTERIOR ELEVATION - LOADING ACCESS
SCALE: 1/16" = 1'-0"



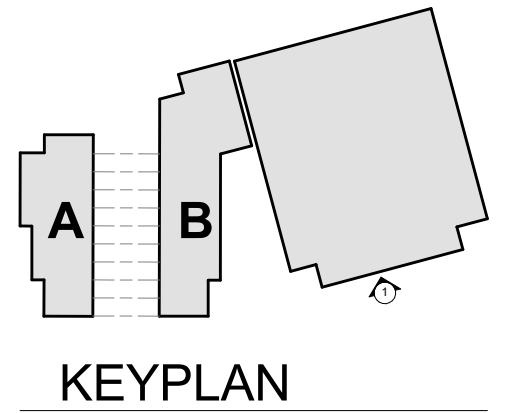
McINTYRE FEDERAL BUILDING REDEVELOPMENT

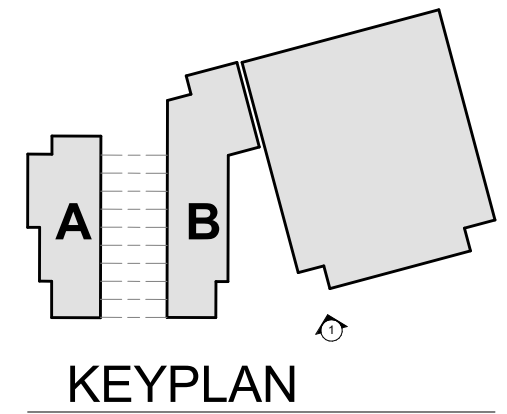


10/26/22 A305



1 EXTERIOR ELEVATION - PENHALLOW STREET OVERALL NPS
 SCALE: 1/16" = 1'-0"





1 PENHALLOW STREET ELEVATION
SCALE: 1/32" = 1'-0"

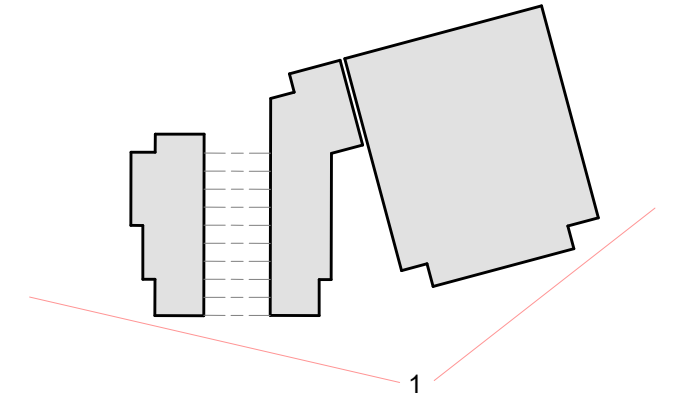
0' - 0 1/32"



McINTYRE FEDERAL BUILDING REDEVELOPMENT

PRINCIPLE

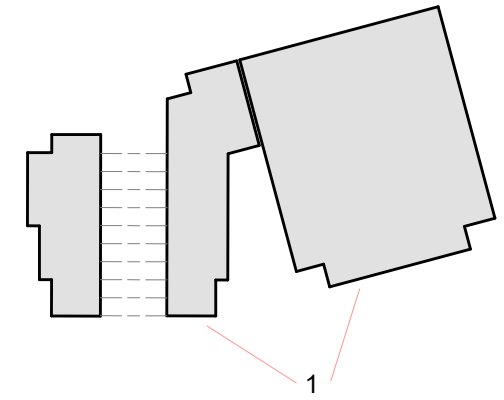
10/26/22 **A307**



KEYPLAN



① OVERALL EXTERIOR PERSPECTIVE
SCALE:



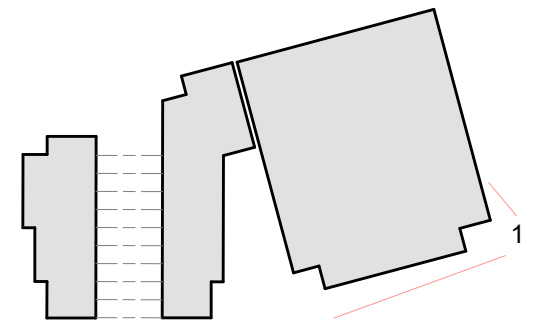
KEYPLAN



1 EXTERIOR PERSPECTIVE



1 EXTERIOR PERSPECTIVE



KEYPLAN