PLAN DEMOLITION LEGEND

- EXISTING NON LOAD BEARING CMU WALLS TO REMAIN AND NOT ALTERED.
- EXISTING NON LOAD BEARING INTERIOR PARTITION WALLS TO REMAIN AND NOT ALTERED. REFER TO INTERIOR DESIGN DWGS. FOR PAINT FINISH, BASE BOARDS, MOLDINGS, ETC.
- EXISTING NON-BEARING 1 HR FIRE RATED WALLS. REFER TO DETAIL 2 ON A-4.01 FOR SPECS, AND ALSO TO THE UL LISTED ASSEMBLIES ON A-5.00 TO A-5.04, TYP.
- PORTION OF EXISTING INTERIOR PARTITION TO BE REMOVED, SEE PLAN. IF AT ANY POINT DURING THE UNCOVERING WORK, THE GC DISCOVERS THAT INTERIOR LOAD BEARING WALLS ARE TO BE AFFECTED AS PART OF THE DEMOLITION SCOPE, THE GC SHALL NOTIFY THE ENGINEER OF RECORD BEFORE DEMOLISHING OR REMOVING ANY PART OF THESE WALLS.

1. BATHROOM DEMOLITION WORK: REMOVE EXISTING FIXTURES (TUBS, TOILETS, SINKS), REMOVE FLOOR AND WALL SURFACE FINISHES. BATHROOM LAYOUT TO REMAIN THE SAME, NO ALTERATIONS.
2. KITCHEN DEMOLITION WORK: REMOVE EXISTING FIXTURES & APPLIANCES (RANGE, SINKS, ETC.), REMOVE ALL KITCHEN CABINETS AND COUNTER TOPS. KITCHEN LAYOUT AND FIXTURES AND APPLIANCE LOCATIONS TO REMAIN THE SAME, NO ALTERATIONS.
3. EXISTING WALL MOUNTED A/C UNITS TO BE REMOVED TYP.
4. ALL EXTERIOR EXISTING WINDOWS TO BE REMOVED AND REPLACED.
5. EXISTING TILE FLOORS (WHERE APPLICABLE) TO BE REMOVED TYP. IF EXISTING FLOOR FINISH IS THE ORIGINAL WOOD PLANK FINISH, THEN NO FLOOR DEMOLITION IS REQUIRED.
6. ALL EXISTING DOORS TO BE REMOVED AND REPLACED WITH NEW ONES, TYP.
7. ALL EXISTING STAIRS AND BALCONY GUARDRAILS AND HANDRAILS TO BE REMOVED AND REPLACED WITH NEW ONES, TYP.
8. ELECTRICAL EQUIPMENT TO BE REPLACED AND / OR REMOVED, REFER TO ELECT. DWGS. FOR SPECS.
9. EXISTING GAS WATER HEATER TANK TO BE REMOVED AND REPLACE WITH NEW INSTANT (TANK-LESS) GAS WATER HEATERS,

NOTES:

1-) ALL EXTERIOR DOORS ARE TO BE REMOVED AND REPLACED WITH NEW DOORS.

2-) EXTERIOR WINDOWS TO BE REMOVED AND TO BE REPLACED WITH NEW WINDOWS. REFER TO THE PROPOSED FLOOR PLANS AND ELEVATIONS. NO ALTERATIONS TO THE EXISTING WALL OPENINGS.

3-) ELECTRICAL SYSTEM DEMOLITION SCOPE: ALL EXISTING ELECTRICAL SYSTEM, PANELS, WIRING, ETC. TO BE REMOVED AND TO BE REPLACED WITH NEW. REFER TO THE PROPOSED ELECTRICAL DRAWINGS FOR SPECS, CALCULATIONS, DETAILS, ETC.

4-) PLUMBING SYSTEM DEMOLITION SCOPE: ALL EXISTING PLUMBING SEWER SYSTEM, (CAST IRON) TO BE REMOVED AND TO BE REPLACED WITH NEW. REFER TO THE PROPOSED PLUMBING DRAWINGS FOR SPECS, CALCULATIONS, DETAILS, ETC.

5-) MECHANICAL SYSTEM DEMOLITION SCOPE: ALL EXISTING WALL MOUNTED UNITS ARE TO BE REMOVED. EXISTING SPLIT SYSTEM FOR (2) BEDROOM UNITS IT TO BE REPLACED WITH A NEW SYSTEM. REFER TO THE PROPOSED MECHANICAL DRAWINGS FOR SPECS, CALCULATIONS, DETAILS, ETC.

6-) ALL EXISTING EXTERIOR RAILINGS ON BALCONIES TO BE REMOVED AND REPLACED WITH NEW ONES.

7-) EXISTING ROOFING SYSTEM TO REMAIN AND NOT ALTERED, TYP.

8-) REPAIR DAMAGED ADJACENT AREAS OR FINISHES TO NEW CONDITION.

9-) ALL DEMOLITION WORK SHALL BE PERFORMED BY SKILLED LABORERS ON EACH RESPECTIVE TRADE.

10-) AN ASBESTOS CERTIFICATE OF INSPECTION SHALL BE SUBMITTED BY THE GC TO THE BUILDING DEPARTMENT AT THE TIME OF PERMIT APPLICATION.

DEMOLITION GENERAL NOTES:

1-) THE DEMOLITION SCOPE OF WORK HAS BEEN GENERALLY INDICATED ON THE DRAWINGS FOR CONTRACTOR'S REFERENCE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE FULL SCOPE OF WORK, EXTENT, NATURE AND MANNER OF DEMOLITION REQUIRED.

2-) ONLY WORKMEN SKILLED AND KNOWLEDGEABLE IN THEIR RESPECTIVE TRADES SHALL BE EMPLOYED IN THE DEMOLITION WORK.

3-) CONTRACTOR SHALL TAKE SPECIAL CARE TO DEMOLISH ONLY THAT WORK WHICH IS REQUIRED TO BE DEMOLISHED AND NOT TO DISTURB ANY WORK OR ELEMENTS THAT ARE TO REMAIN. IF IN THE COURSE OF DEMOLITION, CONTRACTOR DESTROYS OR DISTURBS ANY WORK THAT IS TO REMAIN,THEN THE CONTRACTOR, AT ITS OWN EXPENSE, SHALL REPAIR OR REPLACE SUCH WORK AS NECESSARY.

4-) ANY CUTS, AND PENETRATIONS IN EXISTING WORK REQUIRED TO ACCOMPLISH NEW WORK SHALL BE KEPT TO A MINIMUM.

5-) ALL DEMOLITION WORK TO BE DONE DURING THOSE HOURS DESIGNATED BY OWNER.

6-) REMOVE AND DISCARD ALL DEMOLISHED MATERIALS IN A MANNER FULLY APPROVED BY MIAMI DADE COUNTY AND ANY OTHER GOVERNMENT AGENCY HAVING JURISDICTION.

7-) DO NOT SCALE DRAWINGS.

8-) CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND JOB CONDITIONS PRIOR TO SUBMITTING BIDS AND SHALL REPORT TO THE OWNER'S REPRESENTATIVE ANY DISCREPANCIES OR OMISSIONS WHICH WOULD INTERFERE WITH THE SATISFACTORY COMPLETION OF THE WORK. ALL BUILDING DEPARTMENT PERMITS SHALL BE OBTAIN BEFORE COMMENCING ANY WORK.

9-) IN ALL CASES THE CONTRACTOR SHALL PATCH ALL DISTURBED EXISTING STRUCTURE OR ELEMENTS THAT ARE TO REMAIN TO MATCH ADJACENT CONDITION AND PREPARE FOR THE RECEPTION OF NEW FINISHES.

10-) CONTRACTOR SHALL PROTECT, PATCH AND REPAIR ALL EXISTING WORK ADJACENT TO ITS WORK.

11-) CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUT AND PATCHING MADE NECESSARY BY THE WORK OF ALL TRADES INVOLVED IN THE REMODELING.

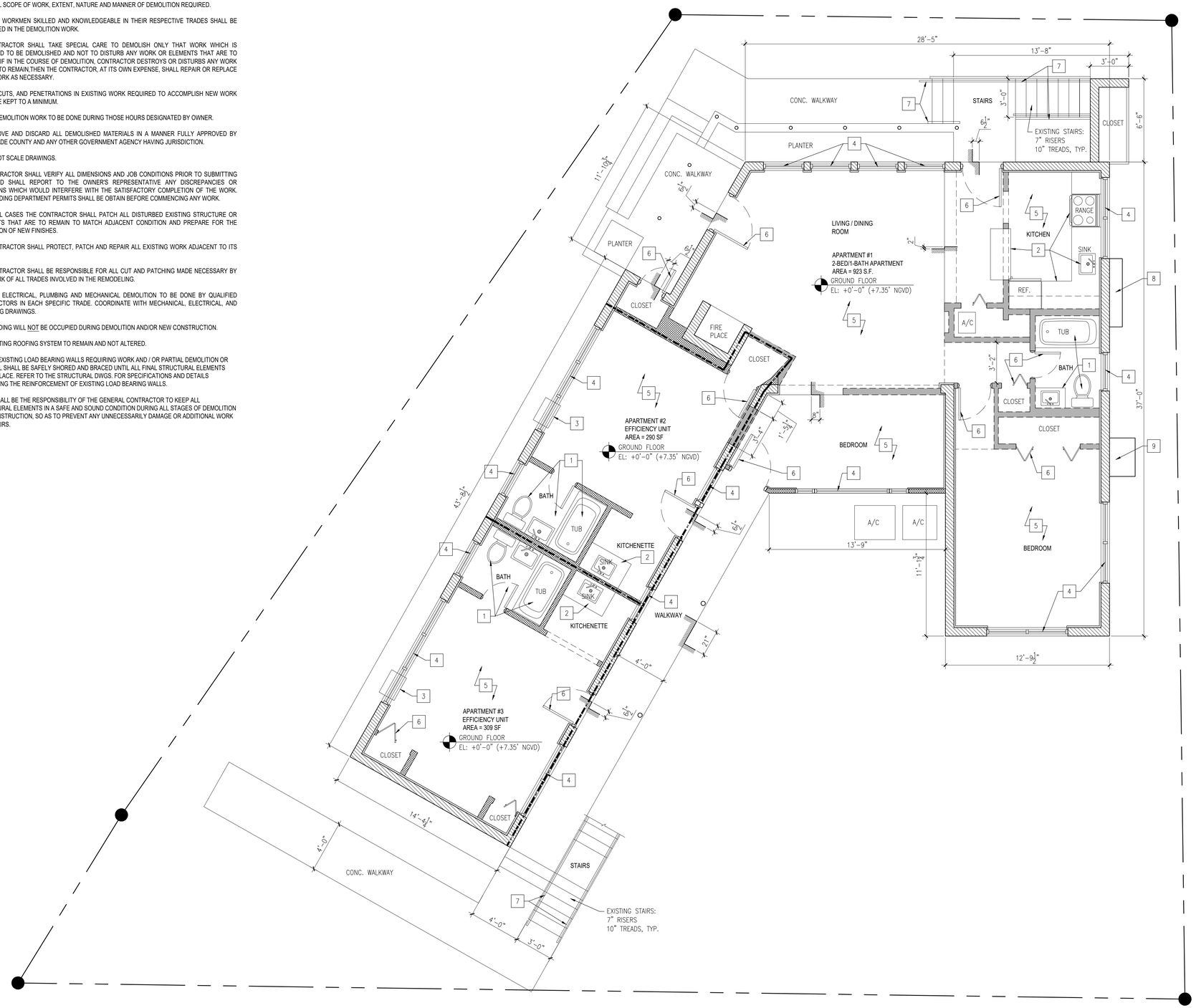
12-) ANY ELECTRICAL, PLUMBING AND MECHANICAL DEMOLITION TO BE DONE BY QUALIFIED CONTRACTORS IN EACH SPECIFIC TRADE. COORDINATE WITH MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS.

13-) BUILDING WILL NOT BE OCCUPIED DURING DEMOLITION AND/OR NEW CONSTRUCTION.

14-) EXISTING ROOFING SYSTEM TO REMAIN AND NOT ALTERED.

15-) ALL EXISTING LOAD BEARING WALLS REQUIRING WORK AND / OR PARTIAL DEMOLITION OR REMOVAL SHALL BE SAFELY SHORED AND BRACED UNTIL ALL FINAL STRUCTURAL ELEMENTS ARE IN PLACE. REFER TO THE STRUCTURAL DWGS. FOR SPECIFICATIONS AND DETAILS REGARDING THE REINFORCEMENT OF EXISTING LOAD BEARING WALLS.

16-) IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO KEEP ALL STRUCTURAL ELEMENTS IN A SAFE AND SOUND CONDITION DURING ALL STAGES OF DEMOLITION AND CONSTRUCTION, SO AS TO PREVENT ANY UNNECESSARILY DAMAGE OR ADDITIONAL WORK OR REPAIRS.



1 A-2.00 EXISTING / DEMOLITION 1st FLOOR PLAN

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

NOTE: (F.B.C. 109.3.6.4.4) "TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND CHAPTER 633 OF THE FLORIDA STATUES."

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INTERIOR REMODELING & CHANGE OF USE TO HOTEL
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MIAMI BEACH, FLORIDA

MANAGEMENT:

#	REVISIONS	DATE

DATE :	03-31-2017
PROJECT No. :	16-021
DRAWN BY:	JP,SM,JS
CHECKED BY:	JP

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SHEET TITLE:

EXISTING / DEMOLITION 1st FLOOR PLAN

SHEET No:

A-2.00