

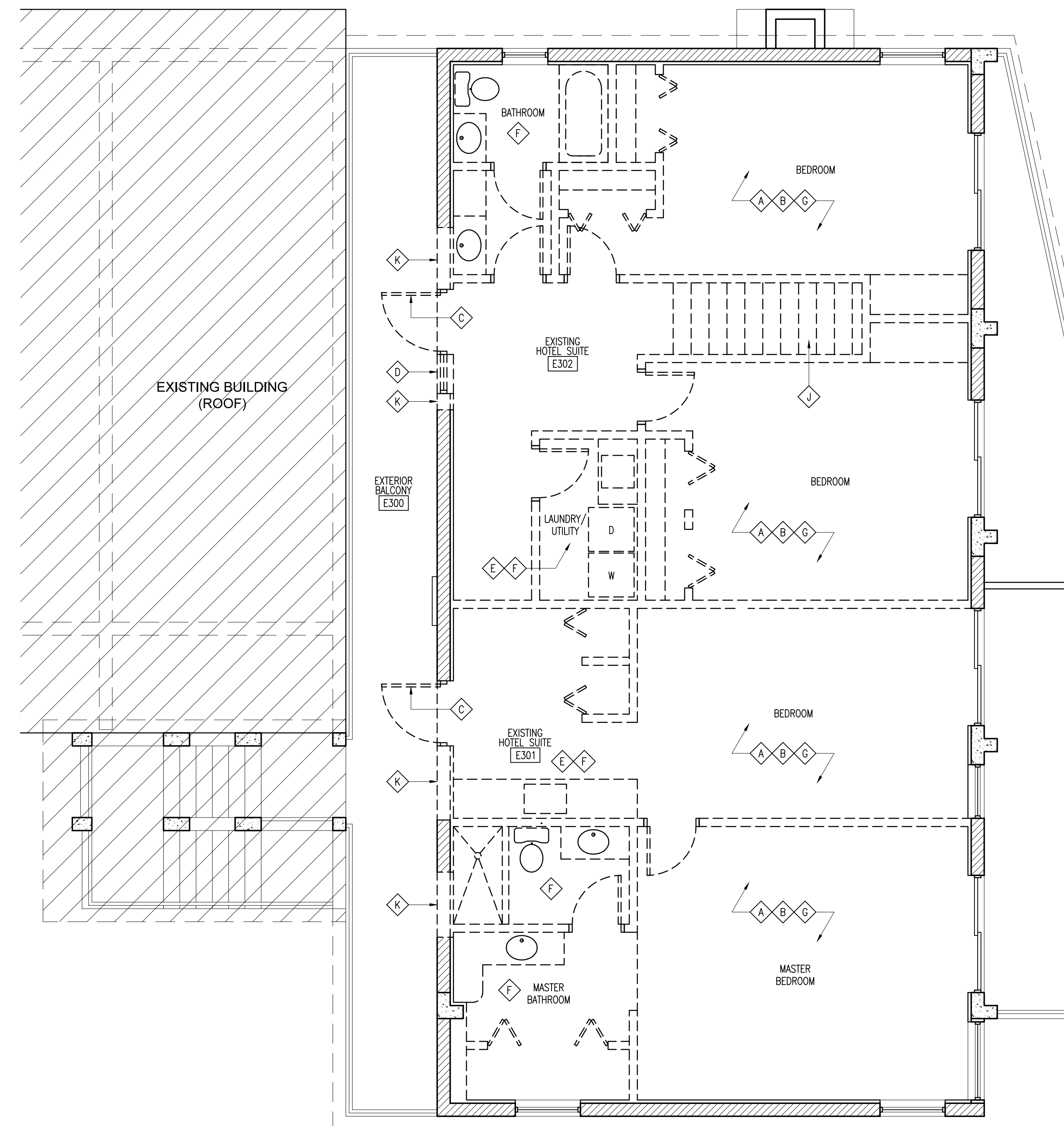
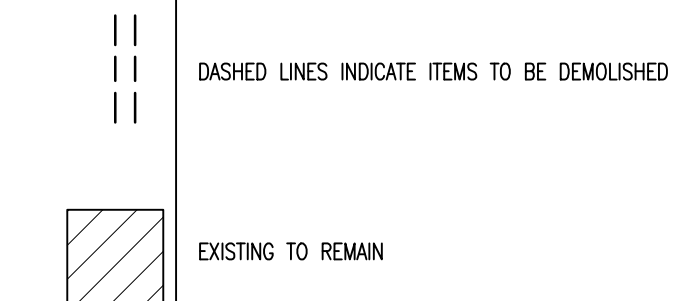
DEMOLITION GENERAL NOTES

- THIS DRAWING IS ONLY TO ASSIST IN SHOWING THE SCOPE OF DEMOLITION WORK AND IS NOT INTENDED TO INDICATE ALL DEMOLITION. CONTRACTOR SHALL REMOVE ALL EXISTING ITEMS AS REQUIRED TO COMPLETE THE JOB.
- NOT ALL ITEMS TO BE DEMOLISHED ARE SHOWN ON THE PLAN. CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING A WALK-THRU OF THE SITE AND BECOME FAMILIAR WITH ALL EXISTING CONDITIONS FOR IDENTIFYING POSSIBLE CRITICAL ITEMS, NOT ADDRESSED OR INCORRECTLY ADDRESSED, WHICH REQUIRE REMOVAL/RELOCATION.
- CONTRACTOR SHALL ALSO CHECK AND IDENTIFY ALL EXISTING WATER, SANITARY AND ELECTRIC LINES WHICH ARE TO REMAIN AND BE PROTECTED FROM DAMAGE DURING DEMOLITION AND ALTERATION OF WORK.
- THE DEMOLITION WORK SHALL INVOLVE INTERVENTIONS IN AREAS OUTSIDE OF THE IMMEDIATE SCOPE OF WORK, INCLUDING WORK ABOVE AND/OR BELOW THE FLOOR LEVEL WITHIN THE SCOPE. IT SHALL REQUIRE WORK INVOLVING REMOTE UTILITY LINES (FIRE SPRINKLERS, PLUMBING, MECHANICAL, ELECTRICAL, COMMUNICATIONS, ETC.). ANY SUCH WORK SHALL BE INCLUSIVE OF ALL STRUCTURES, UTILITIES, FINISHES AND EQUIPMENT REQUIRED TO RESTORE THE AREA TO FULLY OPERATIONAL CONDITIONS IN COMPLIANCE WITH ALL APPLICABLE BUILDING AND SAFETY CODE REQUISITES, AND TO MEET OWNER'S APPROVAL. ALL WORK AS DESCRIBED IN THIS NOTE SHALL BE INCLUDED AS PART OF THE BASE CONTRACT PRICE.
- CONTRACTOR SHALL EXERCISE EXTREME CARE WHEN PENETRATING EXISTING WALLS OR FLOOR/CEILING SLABS SO STRUCTURAL INTEGRITY OF SUCH ELEMENTS IS NOT DEGRADED. CONTRACTOR SHALL RESTORE EXISTING SURFACES SCHEDULED TO REMAIN THAT ARE AFFECTED BY SCOPE OF WORK. CONTRACTOR SHALL SEAL TIGHT ALL NEW PENETRATIONS IN WALLS AND FLOOR/CEILING SLABS TO PRESERVE THE REQUIRED FIRE RATING INTEGRITY.
- EXISTING CONCRETE FLOOR SLABS AND/OR SURFACES SHALL BE PREPARED TO RECEIVE NEW SCHEDULED FINISHES BY GRINDING, SCRAPING, FILLING, PATCHING, LEVELING, ETC. AS REQUIRED.
- EXECUTION OF DEMOLITION SHALL PROGRESS IN SUCH A MANNER AS NOT TO INTERFERE WITH THE SAFETY AND CONVENIENCE OF THE PUBLIC AND THOSE AROUND THE SITE.
- WASTE MATERIALS AND RUBBISH FROM DEMOLITION OPERATION SHALL BE REMOVED FROM SITE AS RAPIDLY AS POSSIBLE AND SHALL NOT BE ALLOWED TO ACCUMULATE ON PREMISES. DISPOSAL OF MATERIALS WILL BE AT DISCRETION OF THE CONTRACTOR.
- PATCH AND REPAIR ALL EXISTING SURFACES DAMAGED BY DEMOLITION AND/OR INSTALLATION OF NEW WORK AND/OR UTILITIES, AS REQUIRED TO MATCH ADJACENT SURFACES AND/OR TO RECEIVE NEW SCHEDULED FINISHES.
- KEEP PREMISES CLEAN AT ALL TIMES ENSURING THAT THERE IS NO LOOSE MATERIALS OR ITEMS WHICH MAY CAUSE INJURY.
- DEMOLISH & REMOVE EXISTING CONDITIONS AS SHOWN BY DASHED LINES/ OR AS NOTED, UNLESS OTHERWISE NOTED.
- DO NOT SCALE DRAWINGS TO OBTAIN DIMENSIONS. USE WRITTEN DIMENSIONS ONLY AND VERIFY IN FIELD.
- CONTRACTOR SHALL CHECK AND VERIFY ALL NOTES AND DIMENSIONS BEFORE PROCEEDING WITH WORK.
- ALL WORK TO BE DONE IN ACCORDANCE TO THE LATEST EDITION OF THE FBC, NEC AND ANY APPLICABLE LOCAL CODES.
- CONTRACTOR SHALL EXERCISE EXTREME CARE WHEN REMOVING EXISTING ITEMS THAT ARE SCHEDULED TO BE RELOCATED AND/OR REUSED. PROTECT AND STORE THESE ITEMS ON SITE.
- GC TO INCLUDED PRICING FOR ASBESTOS SURVEY AS MAY BE REQUIRED BY THE CITY. GC TO UTILIZE LANDLORD APPROVED CONSULTANT
- HAZARDOUS MATERIALS: IT IS NOT EXPECTED THAT HAZARDOUS MATERIALS WILL BE ENCOUNTERED IN THE WORK. IF MATERIALS SUSPECTED OF CONTAINING HAZARDOUS MATERIALS ARE ENCOUNTERED, DO NOT DISTURB AND IMMEDIATELY NOTIFY THE ARCHITECT AND THE OWNER.
- REROUTE OR EXTENT EXISTING PLUMBING OR A/C LINES IN AREAS WHERE DEMOLITION WILL OCCUR.
- WHERE REMOVAL OF PARTITIONS RESULTS IN ADJACENT SPACES BECOMING ONE, REWORK FLOORS, WALLS, AND CEILING TO PROVIDE SMOOTH PLACES WITHOUT BREAK, STEPS, OR BULKHEADS.
- REMOVE EXISTING GYPSUM WALLBOARD CEILING AS REQUIRED TO ACCOMMODATE NEW EQUIPMENT AND REPLACE CEILING SYSTEM WITH GYPSUM WALLBOARD FINISH IN A TEXTURE AS SPECIFIED.
- ALL EXISTING HOLES/CRACKS IN SLAB AND THOSE RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE FILLED/PREPARED AND SURFACE PATCHED SMOOTH AND LEVEL WITH ADJACENT FLOOR SURFACES, APPROPRIATE FIRE RATED MATERIALS THAT MEET CODE ARE TO BE USED

DEMOLITION KEY NOTES

- ◊ A REMOVE EXISTING FINISH FLOOR THROUGHOUT UNIT
- ◊ B REMOVE EXISTING INTERIOR PARTITIONS
- ◊ C REMOVE EXISTING DOOR AND DOOR FRAME
- ◊ D REMOVE EXISTING WINDOW AND PORTION OF THE CMU WALL BELOW THE WINDOW SILL
- ◊ E REMOVE EXISTING KITCHEN CABINETS AND EQUIPMENT
- ◊ F REMOVE ALL EXISTING PLUMBING FIXTURES
- ◊ G REMOVE EXISTING CEILING FINISHES AND LIGHT FIXTURES
- ◊ H REMOVE EXISTING SLIDING GLASS DOOR
- ◊ J REMOVE EXISTING STAIR AND RAILINGS
- ◊ K REMOVE PORTION OF CMU WALL FOR NEW OPENING. REFER TO PROPOSED FLOOR PLAN
- ◊ L REMOVE PORTION OF EXISTING GLASS STOREFRONT FOR NEW DOOR OPENING

DEMOLITION LEGEND



1 EXISTING/DEMOLITION THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"



ARCHITECT
Jorge I. Perez, AIA
 AR 95576
Perez & Partners, Inc.
 AA 26002942
 7720 SW 89 Ct
 Miami, FL 33173
 786.543.9093
 jorge@perezandpartners.com

CLIENT/PROJECT NAME
INTERIOR RENOVATIONS TO THE PRESTIGE HOTEL (East Building)
 1526 OCEAN DRIVE
 VERO BEACH, FLORIDA 32963

CONSULTANTS
 STRUCTURAL ENGINEER:
Adolfo J. Gonzalez, PE
 2050 Coral Way #502
 Miami, FL 33145
 305.415.8782
 adolfogonzalezpe@gmail.com

MEP ENGINEER:
Treasure Coast Engineering, Inc.
 4925 13th Lane
 Vero Beach, FL 32966
 772.567.1007
 www.tce.eng.pro

ISSUE/REVISIONS

No.	DATE	DESCRIPTION
-	9-14-15	PERMIT SUBMITTAL

PROJECT No. 15-03
 DRAWN BY:
 CHECKED BY:

SEAL

SHEET No.
A2.12