



BUILDING ENVELOPE AND STRUCTURAL REPAIR FOR:

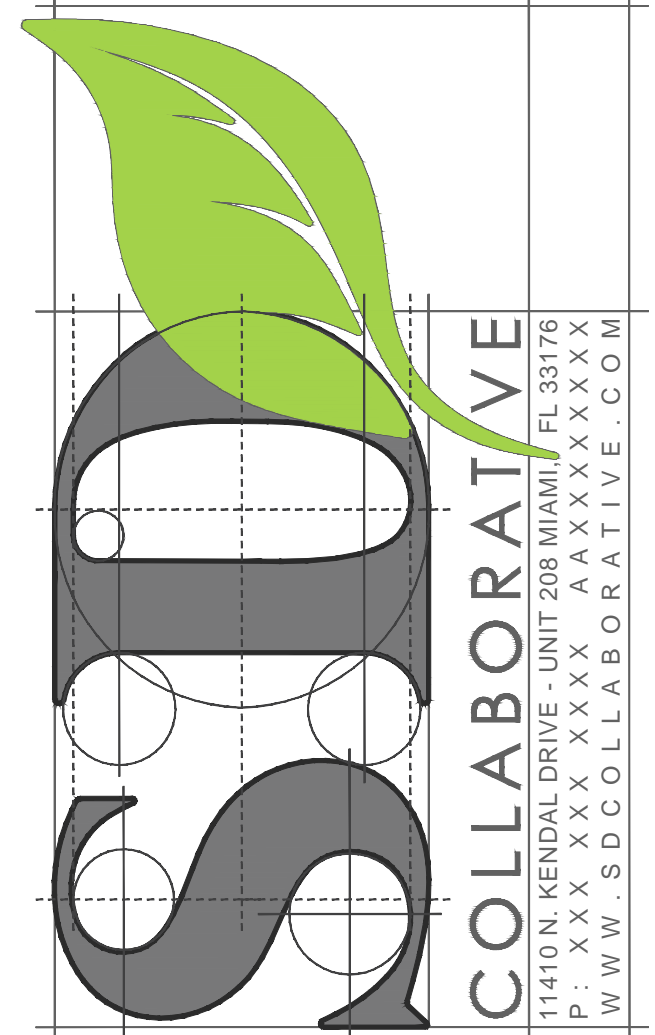
NORMANDY HOTEL

6979 COLLINS AVENUE
MIAMI BEACH, FL 33014

CONSULTANTS	
<p>STRUCTURAL</p> <p>YHCE 99 NW 27 AVE MIAMI, FL 33125 (305)969-9423</p>	<p>CIVIL</p>
<p>MEP</p>	<p>LANDSCAPE</p>

SCOPE OF WORK
<p>SCOPE OF WORK:</p> <p>SCOPE OF WORK INCLUDES THE FOLLOWING AS PART OF THIS PHASE I, STRUCTURAL REPAIRS, BUILDING ENVELOPE REPAIR AND RESTORATION, WINDOW/STOREFRONT AND DOOR REPLACEMENT, ROOF REPLACEMENT AND THE NECESSARY PREPARATION OF THE WORK THAT WILL BE PERFORMED AS PART OF PHASE II (MEPPF, LIFE SAFETY, ADA COMPLIANCE AND INTERIOR RESTORATION).</p>

ZONING
<p>ZONING:</p> <p>CITY OF MIAMI BEACH</p>



- AIA DOCUMENTS A201, "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, LATEST EDITION," SHALL GOVERN ALL WORK UNDER THIS CONTRACT AND SHALL APPLY TO ALL TRADES AND IS HEREBY INCORPORATED INTO THESE DOCUMENTS.
- ALL WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL CODES, THE LATEST EDITION OF THE FLORIDA BUILDING CODE (HEREIN ALSO REFERRED TO AS F.B.C.), AND UPDATED LOCAL ZONING ORDINANCES. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AND NOTIFY THE ARCHITECT OF ALL DISCREPANCIES OR NEEDED INTERPRETATIONS PRIOR TO COMMENCING CONSTRUCTION.
- OMISSIONS FROM DRAWINGS AND/OR MISDESCRIPTION OF DETAILS OF WORK WHICH ARE MANIFESTLY NECESSARY TO CARRY OUT INTENT OF DRAWINGS OR ARE CUSTOMARILY PERFORMED SHALL NOT RELIEVE CONTRACTOR FROM PERFORMING SUCH OMITTED OR MISDESCRIBED DETAILS OR WORK, BUT SHALL BE PERFORMED AS IF FULLY AND CORRECTLY SET FORTH AND DESCRIBED IN DRAWINGS USING MOST APPROPRIATE METHOD, WITH FINAL APPROVAL ISSUED BY ARCHITECT TO ALLEVIATE CONFLICTS OF SCHEDULING, DRAWINGS, DETAILS, AND/OR SPECIFICATIONS.
- ALL WORK SHALL BE PERFORMED IN THE BEST AND MOST PROFESSIONAL MANNER BY MECHANICS SKILLED IN THEIR RESPECTIVE TRADES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR QUALITY AND PERFORMANCE OF ALL MATERIALS, APPLIANCES, AND WORK. ALL MATERIALS, EQUIPMENT, AND SYSTEMS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH APPLICABLE STANDARDS AND MANUFACTURERS WRITTEN SPECIFICATIONS, INSTRUCTIONS, AND RECOMMENDATIONS. CONTRACTOR SHALL REVIEW ALL SHOP DRAWINGS SUCH AS AND NOT LIMITED TO ROOF TRUSSES, DOORS, WINDOWS AND HARDWARE. CONTRACTOR WILL INFORM THE ARCHITECT OF ANY ITEM WHICH DEVIATES FROM THE WORKING DRAWINGS.
- THESE PLANS MAY BE USED ONLY UNDER SUCH CONDITIONS IN WHICH ALL APPLICABLE SAFETY LAWS, RULES AND REGULATIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE DRAWINGS. FIELD VERIFY ALL DIMENSIONS.
- CONTRACTOR IS RESPONSIBLE THAT EASEMENTS AND SETBACKS ARE NOT ENCRoACHED.
- COORDINATE ARCHITECTURAL DRAWINGS WITH STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS. ANY DISCREPANCIES ARE TO BE BROUGHT TO ARCHITECT'S ATTENTION FOR CLARIFICATION PRIOR TO BIDDING AND WORK.
- CONTRACTOR SHALL VERIFY AND COORDINATE ALL ROUGH OPENINGS FOR SCHEDULED DOORS, WINDOWS, AND HARDWARE. CLEARANCES FOR ALL EQUIPMENT AND APPLIANCES TO BE PART OF THE WORK, AND FIXTURE LOCATIONS AND CLEARANCES.
- TYPICALLY ALL WINDOWS AND DOORS TO BE IN ACCORDANCE TO THAT SPECIFIED IN THE DRAWINGS AND APPLICABLE ITEMS OF CHAPTER 24 OF THE 2007 FLORIDA BUILDING CODE (FIRST EDITION).
- PROVIDE ALL SITE CLEARING, EXCAVATING TO REQUIRED GRADES AND LINES, BACK FILL, GRADING FILL, COMPACTION AND DEWATERING AS REQUIRED TO EXECUTE THE WORK. ALL FILL UNDER SLABS SHALL BE COMPACTED WITH FINE SAND FILL SET IN 6" LAYERS TO 95% DENSITY ASTM 1157. VERIFY AGAINST STRUCTURAL DRAWINGS. PRESERVE ALL EXISTING TREES AND SHRUBS UNLESS OTHERWISE SPECIFIED BY OWNER.
- CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS AND LEAVE THE SITE GRADED AS INDICATED ON THE SITE PLAN OR AS SPECIFIED BY ARCHITECT/OWNER.
- ALL CONCRETE WORK AT GROUND LEVEL SHALL HAVE 6 MIL THICK VISQUEEN VAPOR BARRIER, OR APPROVED EQUAL. LAP VISQUEEN BY MIN. 6" FULLY DUCT TAPE ALONG LENGTH OF LAP.
- FINISH GRADE SHALL SLOPE AWAY FROM BUILDING WALLS AND PROPERTY LINES. REFER TO SITE PLAN.
- NOT USED

- ALL GATES TO BE SELF CLOSING AND LATCHING (IF APPLICABLE).
- NOT USED.
- REFER TO ENGINEERING DRAWINGS FOR ALL ENGINEERING INFORMATION (COORDINATE AGAINST ARCHITECTURAL).
- RAINWATER SHALL DIRECT ITSELF TO EXISTING CATCH BASINS OR BE RETAINED ON SITE.
- ALL WORK SHALL COMPLY WITH CHAPTER 10 (MEANS OF EGRESS) OF THE FLORIDA BUILDING CODE AND NFPA 101, TYPICAL THROUGHOUT THESE DOCUMENTS.
- ELEVATIONS SHOWN ON THE PLAN REFER TO NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.).
- TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES OR OTHER APPROVED METHODS OF TERMITITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION - ALL NEW STRUCTURES SHALL COMPLY TO SECTION 1B16 OF F.B.C.
- UTILITY NOTES:
A. GENERAL CONTRACTOR TO VERIFY EXACT LOCATIONS OF THE FOLLOWING OUTSIDE THE PROPERTY LINE: 1. ELECTRIC SERVICE, 2. GAS, 3. WATER MAIN, 4. TELEPHONE.
B. ALL ABOVE AND ASSOCIATED WORK UTILITIES SHALL BE AS PER ENFORCED EDITION OF THE FLORIDA BUILDING CODE F.B.C. AND ALL APPLICABLE CODES.
C. CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UTILITIES, OVERHEAD AND UNDERGROUND, PRIOR TO CONSTRUCTION AND COORDINATE WITH ARCHITECT/OWNER PRIOR TO START OF WORK.
D. ELECTRICAL POWER, TELEPHONE, WATER AND GAS SHALL BE RUN AS REQUIRED TO MEET EXISTING SERVICE. ALL TO BE VERIFIED WITH ARCHITECT/OWNER. THE CONTRACTOR SHALL COORDINATE TIE-INS AND SERVICE WITH UTILITY COMPANIES PRIOR TO START OF WORK.
- ALL PRE-MANUFACTURED ITEMS SUCH AS EXTERIOR SHUTTERS AND DOORS, BUT NOT LIMITED TO THESE, SHALL BE UNDER A SEPARATE PERMIT IF REQUIRED. GENERAL CONTRACTORS AND ANY SUBCONTRACTOR PROVIDING THE ABOVE ITEMS SHALL PROVIDE SIGNED AND SEALED CALCULATIONS AND SHOP DRAWINGS. ALL SUBMISSIONS SHALL BE ACCORDING TO N.F.P.A. 101 AND THE LATEST EDITION OF THE F.B.C. FOR A/E APPROVAL PRIOR TO FABRICATION AND ORDERING. ALL MANUFACTURED ITEMS SHALL MEET HIGH VELOCITY HURRICANE ZONE (HVHZ) PRIOR TO ORDERING AND WORK. TYPICAL THROUGHOUT PROJECT. REFER TO STRUCTURAL ENGINEERING SHEETS FOR APPLICABLE INFORMATION, I.E. WIND PRESSURE CALCULATIONS, ETC.
- TYPICAL THROUGHOUT PROJECT: WHERE SLOPE IS INDICATED WITH AN ARROW, CONTRACTOR TO PROVIDE 1/4" PER FT. MIN. SLOPE OR AS NOTED.
- FOR SEPTIC TANK AND DRAIN FIELD REFER TO PLUMBING DRAWINGS (IF APPLICABLE).
- EVERY CLOSET DOOR LATCH SHALL BE OPERABLE BY A CHILD FROM INSIDE THE CLOSET.
- EVERY BATHROOM DOOR SHALL BE OPENABLE FROM THE OUTSIDE DURING AN EMERGENCY WHEN LOCKED, PER LIFE SAFETY CODE 21.2.4.4
- ALL WINDOW SHUTTERS TO HAVE CURRENT MIAMI - DADE COUNTY APPROVAL.
- ALL GLAZING WITHIN 60" OF TUB OR SHOWER SHALL HAVE SAFETY GLAZING PER SECTION 2411.62 F.B.C. - TYPICAL
- THE PLANS AND SPECIFICATIONS ARE NOT INTENDED TO DEPICT EACH AND EVERY DETAIL AS THE PARTY IN THE FIELD. THE CONTRACTOR IS IN THE BEST POSITION TO VERIFY THAT ALL CONDITIONS ARE COMPLETED TO PROVIDE A WATERTIGHT STRUCTURE.
- FEMA NOTES:
ALL AREAS BELOW FEMA ELEVATION SHALL MEET THE REQUIREMENTS OF CHAPTER 11C: DEVELOPMENT WITHIN FLOOD HAZARD DISTRICTS.
A. ALL WALLS BELOW BASE FLOOD ELEVATION SHALL RECEIVE MR. GYPSUM WALL BOARD & 1 COAT PLASTER FINISH.
B. ALL ELECTRICAL, MECHANICAL & PLUMBING SHALL BE ABOVE BASE FLOOD ELEVATION.

- BACKING FOR WALL HUNG FIXTURE NOTES:
WHERE WALL-HUNG FIXTURES ARE PROVIDED 2" X 4" BRACING BETWEEN STUDS AT POINT OF ATTACHMENT OF FIXTURE SHALL BE PROVIDED TO WITHSTAND 200 LB. FORCE APPLIED IN ALL DIRECTIONS (OR SUPPORTS BE PROVIDED AS PER FIXTURE MANUFACTURERS REQUIREMENT)
- WINDOW SPECIFICATION:
AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20 INCH IN WIDTH AND 24 IN IN HEIGHT AND 5.75 SQ. FT. IN AREA. THE BOTTOM OF THE OPENING SHALL BE NOT MORE THAN 44 INCHES ABOVE FINISHED FLOOR. ALL WINDOWS TO BE PROTECTED WITH DADE COUNTY PRODUCT CONTROL APPROVED STORM SHUTTERS.
- EGRESS DOOR SAFETY NOTE:
NO DOOR IN ANY MEANS OF ESCAPE SHALL BE LOCATED AGAINST EGRESS WHEN THE BUILDING IS OCCUPIED. ALL LOCKING DEVICES THAT IMPEDE OR PROHIBIT EGRESS OR THAT CANNOT BE EASILY DISENGAGED SHALL BE PROHIBITED.
- APPLICABLE ITEMS OF CHAPTER 24 OF FBC:
REGARDING DOORS AND OPERABLE WINDOWS IN EXTERIOR WALLS:
THE DESIGN AND APPROVAL OF SLIDING DOORS, SWINGING DOORS AND OPERABLE WINDOWS IN EXTERIOR WALLS, INCLUDING THE SUPPORTING MEMBERS SHALL BE BASED ON THE PROPOSED USE-HEIGHT ABOVE GRADE IN ACCORDANCE WITH CHAPTER 16 (HIGH VELOCITY HURRICANE ZONES); MAXIMUM GLASS SIZE SHALL COMPLY WITH FIG. 2405.3 FBC GLAZING IN SLIDING AND SWINGING DOORS SHALL BE SAFETY-GLAZING COMPLYING WITH 16CFR 1201 SAFETY STANDARD FOR ARCHITECTURAL GLAZING MATERIALS, CONSUMER PRODUCT SAFETY COMMISSION AND AS DESCRIBED IN 2411.3.1.3.1 THRU 2411.3.1.3.5 DOORS CONTAINING GLAZING MATERIALS NOT GREATER THAN 9 SQUARE FEET IN SURFACE AREA SHALL BE CLASSIFIED AS CATEGORY II GLAZING PRODUCTS. CATEGORY I GLAZING PRODUCTS SHALL BE CAPABLE OF WITHSTANDING A 150 LB. - FT. (102 MM) IMPACT TEST. CATEGORY II GLAZING PRODUCTS SHALL BE CAPABLE OF WITHSTANDING A 400 LB. - FT. (543 NM) IMPACT TEST. DOORS SHALL BE DESIGNED TO BE READILY OPERATIVE WITHOUT CONTACT WITH THE GLASS.
- ZONING DISTRICT
SITE TO BE FILLED TO COUNTY FLOOD ELEVATION N.G.V.D. OR AN ELEVATION NO LESS THAN THE HIGHEST APPROVED CROWN ELEVATION OF THE ROAD ABUTTING THE PROPERTY.

@	AT	INSUL.	INSULATION
AB.	ANCHOR BOLT	INT.	INTERIOR
AC	ARC CONDITIONING	JOINT	JOINT
ACJ.	ACOUSTICAL	ANGLE	ANGLE
ADJ.	ADJACENT	LONG LEG HORIZONTAL	LONG LEG HORIZONTAL
A.F.F.	ABOVE FINISHED FLOOR	LONG LEG VERTICAL	LONG LEG VERTICAL
ALA.	AMERICAN INST. OF ARCHITECTS	LAMINATE	LAMINATE
AISC	AMERICAN INST. OF STEEL CONSTRUCTION	LAVATORY	LAVATORY
ALT.	ALTERNATE	LOUVER	LOUVER
ALUM.	ALUMINUM	MATERIAL	MATERIAL
APPROX.	APPROXIMATE	MAX.	MAXIMUM
ARCH.	ARCHITECT	MECH.	MECHANICAL
ASTM	AMERICAN SOCIETY OF TESTING MATERIALS	MFR.	MANUFACTURER
AUTO.	AUTOMATIC	MIN.	MINIMUM
BO.	BOARD	MISC.	MISCELLANEOUS
BF	BOARD FOOT	M.O.	MASONRY OPENING
B.F.A.	BARRIER FREE ACCESSIBLE	MOD.	MODIFIED
BLKG	BLOCKING	M.R.	MOISTURE RESISTANT
B.O.C.	BOTTOM OF CURB	MTL.	MOUNTED
BM	BEAM	MTD.	NOT IN CONTRACT
BRK.	BRICK	NTS	NOT TO SCALE
BTWN.	BETWEEN	OPNG.	OPENING
C	CHANNEL	O.C.	ON CENTER
C TO C	CENTER TO CENTER	O.F.	OF
CC	COLOR CHANGE	P	PORCELAIN FLOOR TILE
C.I.P.	CAST-IN-PLACE	PL	PLATE
CAB	CABINET	PLASLAM.	PLASTIC LAMINATE
CJ	CONTROL JOINT	PLMB.	PLUMBING
CLG.	CEILING	PLYWD	PLYWOOD
CER.	CERAMIC	PT.	PART OR PRESSURE TREATED
CMU	CONCRETE MASONRY WALL	QT.	QUARRY TILE
COL.	COLUMN	R.	RISER
CONC.	CONCRETE	RAD.	RADIUS
CONT.	CONTINUOUS	RCP	REFLECTED CEILING PLAN
C.O.	CLEAN OUT	REINF.	REINFORCE
CSI	CONSTRUCTION SPECIFICATIONS INST	REQD.	REQUIRED
C.T.	CERAMIC TILES	REGD.	RAKED JOINT
DET.	DETAILS	R.O.	ROUGH OPENING
DBL	DOUBLE	RTD.	RATED
DO	DITTO	S.A.B.	SOUND ATTENUATION BATT
DRAWG.	DRAWING	S.C.	SOLID CORE
DS	DOWNSPOUT	SHT.	SHEET
D.S.	DRESSED FOUR SIDES	SHT.V.	SHELVES
ELEC.	ELECTRICAL	SM.	SIMILAR
EFC	EPOXY FLOOR COATING	S.J.	SAW CUT JOINT
EQ.	EQUAL	SQ.	SQUARE
EQUIP.	EQUIPMENT	STD.	STANDARD
ES	EACH SIDE	STL.	STEEL
EW	EACH WAY	STR.	STAIR
E.B.	EXPANSION BOLT	STOR.	STORAGE
EJ or EXP.JT.	EXPANSION JOINT	STRUCT.	STRUCTURE OR STRUCTURAL
EXT.	EXTERIOR	SUB.	SUBCONTRACTOR
EXP.	EXPANSION	SUSP.	SUSPENDED
F TO F.	FACE TO FACE	S.P.	STANDPIPE
FAB.	FABRICATE	S4S	SMOOTH FOUR SIDES
F.E.	FIRE EXTINGUISHER	T&B	TOP AND BOTTOM
FIN.	FINISH	TELE.	TELEPHONE
FIN.FLR.	FINISH FLOOR	TEXT.	TEXTURE
F.L.R.	FLOOR	T&G	TONGUE AND GROOVE
F.O.	FACE OF	THOLD	THRESHOLD
F.R.GWB.	FIRE RATED GYPSUM WALLBOARD	T.J.	TOOL JOINT
FTG.	FOOTING	THK.	THICKNESS
F.V.	FIELD VERIFY	T.O.	TOP OF ...
GA	GALVANIZED	T.O.A.	TOP OF CURB
GALV.	GENERAL CONTRACTOR	T.O.M.	TOP OF MASONRY
G.G.	GUTTER	TYP.	TYPICAL
GTR.	GYPSUM WALLBOARD	U.N.O.	UNLESS NOTED OTHERWISE
G.W.B.	GYPSUM WALLBOARD	V.B.	VAPOR BARRIER
GYP.BD.	GYPSUM WALLBOARD	V.C.T.	VINYL CERAMIC TILE
H.B.	HOSE BIBB	V.W.C.	VINYL WALL COVERING
HGT.	HEIGHT	VENT.	VENTILATION
HORIZ.	HORIZONTAL	WELDED	WELDED WIRE FABRIC OR MESH
OPP.HAND	OPPOSITE HAND	W/	WITH
		WT	PER FOOT

ARCHITECTURAL DRAWINGS:

SHEET	DRAWING SHEET TITLE	DATE
	Cover Sheet	07.24.2019
A001	Index Sheet/General Notes	
A002	Survey/Photos	
A003	Demolition Notes	
D100	Demolition Plan-1st Floor	
D101	Demolition Plan-2nd Floor	
D102	Demolition Plan-3rd Floor	
D103	Demolition Plan-4th Floor	
D201	Demolition Elevation	
A100	Floor Plan-1st Floor	
A101	Floor Plan-2nd Floor	
A102	Floor Plan-3rd Floor	
A103	Floor Plan-4th Floor	
A201	New Elevation	

CIVIL DRAWINGS:

REV. NO.	DATE	COMMENTS
C-1	-	

LANDSCAPE DRAWINGS:

REV. NO.	DATE	COMMENTS
L-1	-	

STRUCTURAL DRAWINGS:

REV. NO.	DATE	COMMENTS
S-1	-	

MEPFP DRAWINGS:

REV. NO.	DATE	COMMENTS
M-1	-	
E-1	-	
P-1	-	
FP-1	-	

1 General Notes
SCALE: NTS

W1 - WINDOW TYPE (NUMBER)
L1 - LOUVER TYPE (NUMBER)
SHT - SHUTTER
C - CENTER LINE / GRID LINE (COLOR - DRK. GRAY # 8)
CONTRACT LIMIT LINE / PROPERTY LINE (COLOR - # 215)
PROJECTED LINE ABOVE (COLOR - Yellow # 2)
EXISTING CONSTRUCTION TO REMAIN (COLOR - LT. GRAY # 9)
DEMO WALL (COLOR - # 5 BLUE)
NEW INTERIOR PARTITIONS (COLOR - GREEN # 3)
CMU WALL (COLOR - MAGENTA # 6)
WALL PATTERN COLOR - LT. GRAY # 9)
CONCRETE WALL (COLOR - # 42)
WALL PATTERN COLOR - LT. GRAY # 9)
FURNITURE, FIXTURE OR EQUIPMENT IN CONTRACT (COLOR - RED # 1)
FURNITURE, FIXTURE OR EQUIPMENT BY OWNER (NIC) (COLOR - RED # 1)

3 Drawing Symbols
SCALE: NTS

- FLORIDA BUILDING CODES (FBC):
- FLORIDA BUILDING CODE - BUILDING (2017 / 6TH EDITION)
- FLORIDA BUILDING CODE - MECHANICAL (2017 / 6TH EDITION)
- FLORIDA BUILDING CODE - PLUMBING (2017 / 6TH EDITION)
- FLORIDA FIRE PREVENTION CODE (2017 / 6TH EDITION)
- NATIONAL FIRE PROTECTION ASSOCIATION (NFPA):
- NATIONAL SPRINKLERS CODE (NFPA 13, 2013 EDITION)
- NATIONAL ELECTRIC CODE (NFPA 70, 2014 EDITION)
- NATIONAL FIRE ALARM (NFPA 72, 2013 EDITION)
- LIFE SAFETY CODE (NFPA 101, 2015 EDITION)
- ALL OTHER APPLICABLE NFPA CHAPTERS, CODES, STANDARDS AND RECOMMENDED PRACTICES

4 Codes in Effect
SCALE: As Noted

2 Abbreviations
SCALE: NTS



5 Location Map
SCALE: NTS

6 Drawing Index
SCALE: 1" = 80'

OWNERSHIP AND USE OF THESE DOCUMENTS & SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. WHETHER THE PROJECT THEY ARE MADE FOR IS EXECUTED OR NOT, THEY SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS WITHOUT THE WRITTEN AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.

PROJECT: BUILDING ENVELOPE & STRUCTURAL REPAIR

NORMANDY HOTEL
6979 COLLINS AVENUE
MIAMI BEACH, FL 33014

PROJECT NO.: 19-023-00
ISSUE DATE: 00-00-0000
SCALE: AS NOTED
DRAWN BY: JCC
CHECKED: DC/PEC

General Notes and Index

A001

1 Property Survey
SCALE: NTS



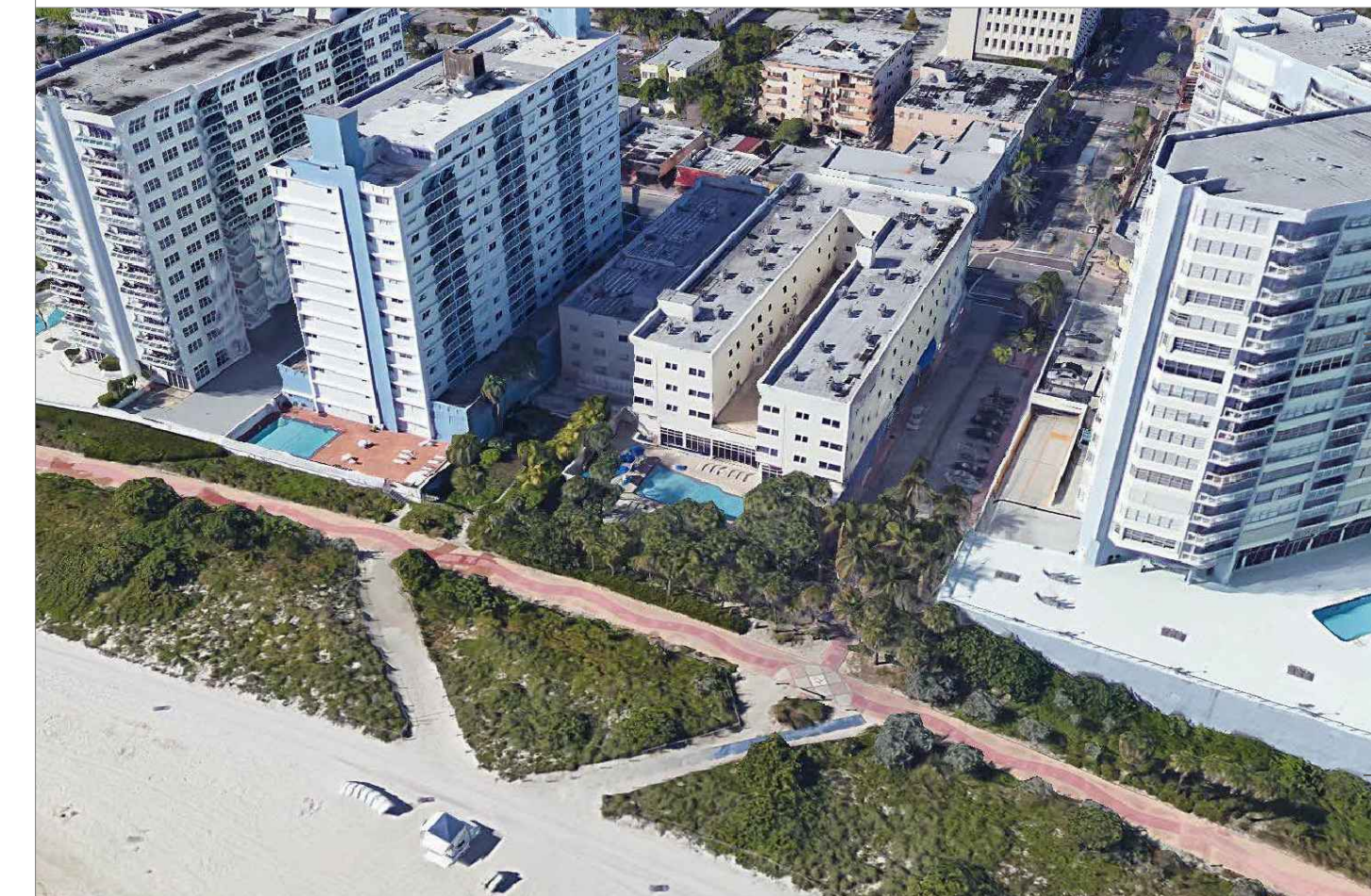
2 Aerial Photo
SCALE: NTS



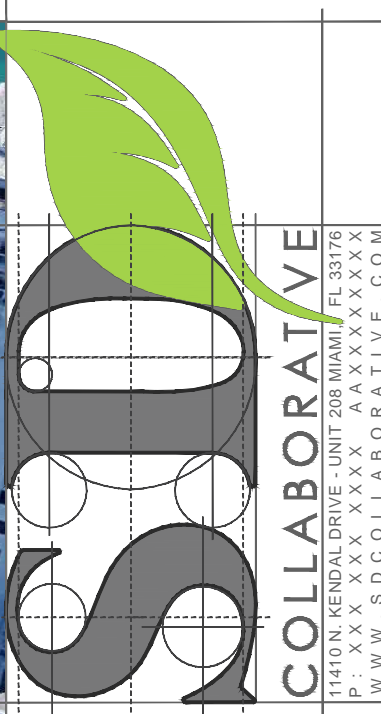
3 Aerial Photo
SCALE: NTS



4 Aerial Photo
SCALE: NTS



5 Aerial Photo
SCALE: NTS



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REV NO.	DATE	COMMENTS

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SCALE: AS NOTED
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CHECKED: DC/PEC

SURVEY / AERIALS

A002

GENERAL NOTES:

1. GENERAL NOTES APPLY TO ALL DRAWINGS INCLUDED IN THIS SET FOR THIS SPECIFIC PROJECT.
2. DO NOT SCALE DRAWINGS. ANY DIMENSIONAL INFORMATION REQUIRED WHICH IS NOT INDICATED ON DRAWING DIMENSION STRINGS SHALL BE VERIFIED AND OBTAINED FROM THE ARCHITECT.
3. THE CONTRACTOR SHALL MAINTAIN SAFE METHODS OF EGRESS AND CIRCULATION DURING CONSTRUCTION.
4. DIMENSIONS SHOWN ARE FINISH SURFACE OF EXISTING CONSTRUCTION, UNLESS NOTED OTHERWISE.
5. THE CONTRACTOR SHALL VISIT THE SITE AND INSPECT THE EXISTING BUILDING AND VERIFY THAT ALL ITEMS INDICATED TO BE EXISTING AND SO MARKED ON THE DRAWINGS ARE IN PLACE AND CORRECT.
6. CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS (I.E. EXISTING MATERIALS, FRAMING MEMBER SIZES AND LOCATIONS, METHODS OF CONSTRUCTION), IF DISCREPANCIES ARE FOUND, NOTIFY ARCHITECT BEFORE PROCEEDING WITH ANY WORK. FAILURE BY THE GENERAL CONTRACTOR TO DO SO WILL RESULT IN NO ADDITIONAL COST TO THE PROJECT.
7. CONTRACTOR SHALL MAINTAIN THE IMMEDIATE CONSTRUCTION SITE IN A SECURE, CLEAN AND SAFE MANNER.
8. PROTECTION: CONTRACTORS SHALL BE SOLELY RESPONSIBLE FOR TAKING ALL STEPS NECESSARY TO PROTECT THE PUBLIC FROM INJURY AND ADJACENT PROPERTY DAMAGES DURING CONSTRUCTION AS REQUIRED BY LOCAL CODES.
9. REPAIR ALL EXISTING CONSTRUCTION AFFECTED BY NEW WORK AND AREAS OF SELECTIVE DEMOLITION TO ITS ORIGINAL CONDITION.
10. ALL WORK PERFORMED ON THIS BUILDING SHALL BE IN COMPLIANCE WITH ALL PERTINENT CODES, RULES, ORDINANCES AND REGULATIONS OF THE LOCAL AND STATE GOVERNING AUTHORITIES, AND SEPARATE "SITE SAFETY MANUAL".
11. ALL WORK PERFORMED AND IN CONNECTION WITH THE DRAWINGS AND SPECIFICATIONS SHALL BE IN STRICT COMPLIANCE WITH THE LATEST OSHA SAFETY AND HEALTH STANDARDS MLS ELEC. SAFETY HANDBOOK #GS-11294
12. THESE DRAWINGS, BY THEIR NATURE, CANNOT REVEAL ALL CONDITIONS THAT EXIST ON THE SITE. SHOULD CONDITIONS BE FOUND TO VARY SUBSTANTIALLY FROM THESE DRAWINGS, CHANGES IN THE WORK WILL BE MADE WITH RESULTING CREDITS OR EXPENDITURES TO THE CONTRACT SUM ACCRUING TO THE OWNER.
13. THE DRAWINGS INDICATE THE GENERAL LAYOUT AND DO NOT NECESSARILY REPRESENT A COMPLETE FIELD VERIFIED LAYOUT. THE MAJORITY OF MECHANICAL ITEMS ARE SHOWN ON THE DRAWINGS. CERTAIN ITEMS ARE SHOWN AND INDICATED TO REMAIN OR BE REMOVED. GENERALLY, ALL MECHANICAL DEMOLITION IS DESCRIBED BY THE NOTES. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS WITHIN THE DEMOLITION AREAS. REPORT ANY DISCREPANCIES FOUND TO THE ARCHITECT AND/OR ENGINEER FOR CLARIFICATION BEFORE PROCEEDING.
14. ALL EXISTING EXTERIOR WALLS AND SURFACES (EXCLUSIVE OF FURRED AREAS), SHAFT WALLS, WALLS ADJACENT TO A DEMOLITION AREA TO REMAIN, SHALL BE PROTECTED FROM DAMAGE AND SHALL REMAIN UNDISTURBED.
15. ANY SALVAGE VALUE ASSOCIATED WITH DEMOLISHED ITEMS IS THE CONTRACTOR'S. THE CONTRACTOR SHOULD USE ANY SALVAGE VALUE AS A MEANS OF REDUCING THEIR BID PRICE.
16. THE CONTRACTOR SHALL INCLUDE IN HIS BID THE COST OF DISCONNECTING AND REMOVING ALL EQUIPMENT, PIPING, CONTROLS, ETC., COMPLETE BUT NOT REQUIRED TO FUNCTION UNDER THIS CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND CLEANUP OF ALL DEBRIS ASSOCIATED WITH THE DEMOLITION OF THESE ITEMS ONCE COMPLETE.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PATCHING AND PAINTING ALL REMAINING OPENINGS IN THE INTERIOR WALLS, FLOORS, AND CEILING. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PATCHING, ETC., OF ALL REMAINING OPENINGS THROUGH EXTERIOR WALLS AND ROOF.
18. ANY CHANGE IN SCOPE CAUSED BY THE DISCOVERY OF UNFORESEEN CONDITIONS DURING DEMOLITION NEEDS TO BE COORDINATED AND DISCUSSED WITH THE ARCHITECT AND OWNER PRIOR TO CONTINUING WITH WORK. THE COST FOR THE POTENTIAL CHANGE ORDER NEEDS TO BE AGREED TO EITHER AS A FIXED NUMBER OR IN A RANGE OF MAGNITUDE (NOT TO EXCEED) PRIOR TO CONTINUING WITH WORK.

SITE:

1. ALL DEMOLITION OF PAVEMENT, BASE COURSES, SIDEWALKS, CURBS, FOUNDATIONS, LANDSCAPING SHOULD BE LIMITED IN SIZE AND CONFINED TO THE MINIMUM AREA REQUIRED IN ORDER TO PERFORM THE WORK. ALL REMOVED MATERIAL, UNLESS DESIGNATED FOR SALVAGE, SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL CODES AND REGULATIONS. THIS FACILITY WILL BE FULLY OPERATIONAL DURING THE CONSTRUCTION PERIOD. THE SAFETY AND ACCESSIBILITY OF THE CUSTOMERS IS PRIORITY.
2. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST AND DIRT CAUSED BY THE DEMOLITION WORK.
3. ALL UTILITIES FOUND IN THE AREA OF WORK SHALL BE RELOCATED AS NECESSARY TO ALLOW FOR NEW CONSTRUCTION. ALL UTILITIES INCLUDING BUT NOT LIMITED TO IRRIGATION LINES SHOULD BE TEMPORARILY RE-ROUTED TO ALLOW FOR PROPER OPERATION DURING CONSTRUCTION.
4. THE CONTRACTOR SHALL PROVIDE PROTECTION TO ALL STREETS, FENCES, LANDSCAPE AREAS, UTILITIES AND PAVED AREAS THAT ARE TO REMAIN. REPAIR ALL CONTRACTOR CAUSED DAMAGE AT NO ADDITIONAL COST TO THE OWNER.
5. ANY CAVITIES LEFT BY STRUCTURAL REMOVAL OR NEW STRUCTURES THAT NEEDS TO BE BACK-FILLED, SHALL BE BACK-FILLED AND COMPACTED. NEW FINISHES (PAVEMENT, LANDSCAPE, ETC.) AND GRADE ELEVATIONS ARE TO MATCH EXISTING SURROUNDING AREA.
6. CONTRACTOR SHALL LOCATE AND MARK ALL EXISTING UTILITIES PRIOR TO COMMENCING THE WORK. IF UTILITIES NEED TO BE DISCONNECTED TEMPORARILY THE CONTRACTOR WILL COORDINATE WITH THE ARCHITECT, OWNER, OPERATOR AND LOCAL UTILITY COMPANY.
7. LANDSCAPE AND TREE PROTECTION SHALL INCLUDE THE FOLLOWING:
 - a. PRIOR TO ANY DEMOLITION WORK CONTRACTOR SHALL PROTECT LANDSCAPE AREAS TO REMAIN.
 - b. PROVIDE AS PART OF THAT PROTECTION TEMPORARY FENCING AND DAILY WATERING REMOVE ANY DUST OR DEBRIS THAT COULD DAMAGE EXISTING LANDSCAPING.
 - c. IRRIGATION SYSTEM MUST REMAIN OPERATIONAL DURING CONSTRUCTION.

FLOOR PLANS:

1. CONTRACTOR TO REMOVE ALL EXISTING FURNITURE INCLUSIVE OF OFFICE SYSTEMS FURNITURE, POP ITEMS, ETC. FURNITURE SHALL BE PROTECTED AND STORED FOR FUTURE USE. WHERE ELECTRICAL CONNECTIONS ARE PART OF THE FURNITURE SYSTEM, THESE CONNECTIONS SHOULD BE TEMPORARILY CAPPED FOR FUTURE USE OR REMOVED IF NO LONGER REQUIRED.
2. WHERE EXISTING FLOORING IS TO REMAIN, THE CONTRACTOR SHALL INCLUDE IN HIS PRICING THE COST TO PROTECT THE FLOOR DURING CONSTRUCTION. THE CONTRACTOR SHALL ALSO INCLUDE AS PART OF HIS COST THE REFINISHING OF ALL FLOORING.
3. CONTRACTOR TO PREPARE ALL INTERIOR SURFACES TO RECEIVE NEW FINISHES INCLUDING BUT NOT LIMITED WALL COVERINGS, TILE OR PAINT PRIOR TO COMMENCEMENT OF FINISH WORK.
4. REMOVE EXISTING CONSTRUCTION AS INDICATED IN DRAWINGS. THE TYPICAL WALL REMOVAL INCLUDES FINISHES, PLUMBING, MECHANICAL, AND ELECTRICAL SYSTEMS CONTAINED THEREIN. REMOVE DOORS, CASEWORK WINDOWS, FRAMES AND OTHER FIXTURES AS REQUIRE. AFTER REMOVAL OF PIPE CHASES, PATCH HOLES IN FLOORS OR EXISTING WALLS TO REMAIN TO MEET ORIGINAL OR INDICATED FIRE PROTECTION AND ANY STRUCTURAL REQUIREMENTS. PATCH ADJOINING WALLS, FLOORS AND DECK AND PREPARE SURFACES TO RECEIVE A NEW FINISH AS PER FINISH SCHEDULE OR NOTED OTHERWISE.
5. REMOVE AND REPLACE CEILINGS AS REQUIRED TO PERFORM REQUIRED WORK.
6. REMOVAL OF PLUMBING FIXTURES AS NOTED IN THE DRAWINGS INCLUDES THE CAPPING OF ALL WATER SUPPLY AND DRAIN PIPING AT WALL OR FLOOR. ALL WALLS, FLOORS, AND FINISHES TO REMAIN AFFECTED BY THE REMOVAL OF FIXTURES, CASEWORK, OR OTHER EQUIPMENT SHALL BE REPAIRED TO BRING BACK TO LIKE-NEW CONDITION TO MATCH OTHER EXISTING CONDITIONS TO REMAIN OR PREPARE THESE SURFACES FOR NEW FINISHES AS INDICATED IN DRAWINGS (I.E. PAINT).
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXISTING SUBSTRATE CORRECTION IN ALL AREAS WHERE MECHANICAL, PLUMBING AND ELECTRICAL EQUIPMENT AND SERVICES ARE REMOVED.
8. WALL, FLOOR, AND CEILING DEMOLITION INCLUDES BUT NOT LIMITED TO ANY AND ALL MASTIC, APPLIED FINISH MATERIAL, SHELVING, CABINET WORK BRACKETS, STANDARDS, ANCHORS, FASTENERS, BASES, CURBS, AND FIXTURES (WHETHER OR NOT SPECIFICALLY NOTED) THAT INTERFERE WITH NEW CONSTRUCTION.
9. PROVIDE TEMPORARY PROTECTION AS NECESSARY AND AS REQUIRED BY OWNER TO SEAL AREA FROM REST OF THE BUILDING AND MAINTAIN SECURITY WHERE DEMOLITION IS INDICATED.
10. THE EXISTING BUILDING ENVELOPE SHALL BE MAINTAINED IN A WATERTIGHT CONDITION AT ALL TIMES.
11. THE CONTRACTOR SHALL VERIFY THAT CONSTRUCTION OF EXISTING WALLS TO REMAIN MEETS THE FIRE PROTECTION RATING DESIGNATED ON THESE DRAWINGS. THE CONTRACTOR SHALL ALSO MAKE ANY REPAIRS OR MODIFICATIONS NECESSARY TO BRING EXISTING WALLS, DOORS, DUCTS, ETC UP TO THE PROPER FIRE PROTECTION RATING. DOORS AND/OR FRAMES NOT MEETING RATING REQUIREMENTS OR BEARING PROPER LABEL SHALL BE REPLACED.
12. WHERE EXISTING CONSTRUCTION IS FOUND TO CONTAIN ASBESTOS, NOTIFY THE ARCHITECT PRIOR TO REMOVAL. REMOVAL, DISPOSAL, AND REPLACEMENT OF THE ASBESTOS MATERIAL SHALL BE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS. REPLACE THE ASBESTOS MATERIAL WITH NEW MATERIAL AS SPECIFIED OR APPROVED BY THE ARCHITECT. THE CONTRACTOR SHOULD INCLUDE AS PART OF HIS BID THE COST OF ANY TESTING THAT MIGHT BE REQUIRED BY LOCAL MUNICIPALITIES.
13. ANY EXISTING GYPSUM BOARD, AND METAL STUDS THAT ARE COMPLETELY REMOVED AS PART OF DEMOLITION SHALL NOT BE REUSED IN THE WORK.
14. DOORS AND DOOR HARDWARE THAT ARE IN GOOD CONDITION BY OPINION OF THE OWNER AND/OR ARCHITECT MAY BE REUSED IN THE EXISTING

FACILITY IF IN COMPLIANCE WITH THE CONTRACT DOCUMENTS AND THE REQUIREMENTS WITH AMERICANS WITH DISABILITIES ACT (ADA). ALL KEY LOCKS TO BE REMOVED SHOULD HAVE A LABEL ATTACHED INDICATING THEIR FORMER ROOM LOCATION. ALL DOORS AND DOOR HARDWARE WILL BE RETAINED BY THE OWNER/USER AGENCY AND SHALL BE DELIVERED TO THEM BY THE CONTRACTOR.

ELEVATIONS:

1. CONTRACTOR TO PREPARE ALL EXTERIOR ELEVATION SURFACES TO RECEIVE NEW FINISHES INCLUDING BUT NOT LIMITED TO PAINT PRIOR TO COMMENCEMENT OF FINISH WORK. THIS INCLUDES ANY AND ALL SHIMMING REQUIRED TO LEVEL SURFACE.
2. MEP SYSTEMS INCLUDE BUT NOT LIMITED TO LIMITED TO LIGHTING, ELECTRICAL, ALARM, VENTILATION, PLUMBING, GAS, LOW VOLTAGE, DATA, TELEPHONE, SPEAKER AND ANY OTHER MISC BUILDING SYSTEMS ATTACHED TO THE BUILDING EXTERIOR SHALL BE REMOVED AND RELOCATED WHEN NECESSARY. CONTRACTOR TO COORDINATE ALL RELOCATED SYSTEMS/ITEMS WITH ARCHITECT.
3. CONTRACTOR TO VERIFY PRIOR TO THE REMOVAL OF ANY SYSTEM THE NEED FOR THAT SYSTEM AND SHOULD PROVIDE AS PART OF HIS BID ANY COST FOR POTENTIAL REPLACEMENT OF SYSTEMS THAT WHEN RELOCATED MIGHT BECOME IN OPERABLE OR MAY NEED TO BE UPDATED.

STRUCTURAL:

1. PRIOR TO COMMENCEMENT OF WORK CONTRACTOR WILL VERIFY ALL NEW OPENINGS THAT WILL BE CUT IN EXISTING STRUCTURE FOR POTENTIAL CONFLICTS.
2. CONTRACTOR TO PROVIDE ADEQUATE PROTECTION TO SURROUNDING AREAS TO REMAIN DURING THE PARTIAL DEMOLITION OF WALLS OR OPENINGS. AS PART OF THE PROTECTION THE CONTRACTOR WILL PROVIDE DUST AND DEBRIS CONTROL.
3. CONTRACTOR IS RESPONSIBLE FOR ALL SHORING AND BRACING NECESSARY TO MAINTAIN STRUCTURAL INTEGRITY. AT NO TIME SHALL THE EXISTING STRUCTURAL MEMBERS BE SUBJECTED TO CUTTING, DRILLING, OR ANY MODIFICATIONS PROCESS THAT MAY INTERFERE WITH ITS STRUCTURAL INTEGRITY.
4. DO NOT REMOVE ANY STRUCTURAL COLUMNS, WALLS OR SUPPORTS. CAREFULLY REMOVE INTERIOR PARTITIONS ONLY. IF THERE IS ANY CONCERN WHETHER A INTERIOR WALL IS BEARING OR NOT CONTACT THE ARCHITECT IMMEDIATELY TO SCHEDULE A VERIFICATION TIME.
5. IF ANY MEP SYSTEMS ARE FOUND WITHIN WALLS THAT ARE BEING REMOVED, THE CONTRACTOR SHALL CALL THE ARCHITECT IMMEDIATELY BEFORE CONTINUING WITH WORK FOR VERIFICATION AND RELOCATION OF SYSTEM. THIS WORK IS CONSIDERED AN UNFORESEEN CONDITION AND THE COST WILL BE ADDED TO THE CONTRACT.

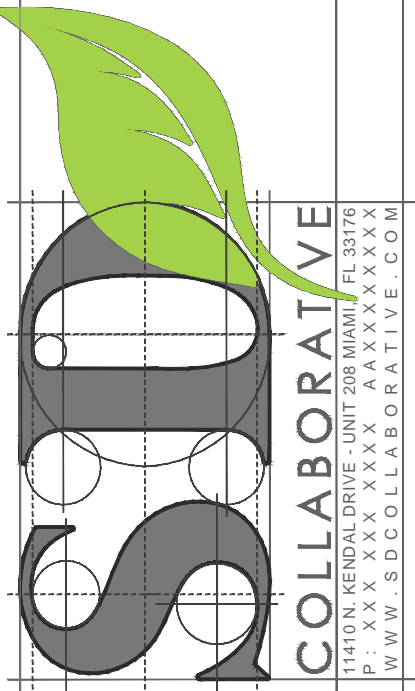
MEP:

1. FOR THE PURPOSES OF THESE GENERAL NOTES "MEP" REFERS TO ALL MECHANICAL, ELECTRICAL AND PLUMBING COMPONENTS IN THE BUILDING. MEP SYSTEMS INCLUDE BUT ARE NOT LIMITED TO LIMITED TO LIGHTING, ELECTRICAL, ALARM, LIFE SAFETY, AIR-CONDITIONING, HEATING, VENTILATION, PLUMBING, GAS, LOW VOLTAGE, DATA, TELEPHONE, SPEAKER AND ANY OTHER MISC BUILDING SYSTEMS.
2. DISCONNECT AND REMOVE ALL EXISTING MEP SYSTEMS FROM AREAS OF RENOVATION AS REQUIRED TO ACCOMPLISH DEMOLITION WORK UNLESS OTHERWISE NOTED. AFFECTED AREA IS NOTED WITH A DOTTED LINE OR HATCH.
3. ALL PLUMBING, MECHANICAL AND ELECTRICAL EQUIPMENT, PIPING CONDUIT, WIRING, ETC., INDICATED ON THE DRAWINGS DESCRIBED IN THE NOTES AND WHICH IS NOT REQUIRED TO FUNCTION AS PART OF THE FINAL SYSTEM, SHALL BE REMOVED IN ITS ENTIRETY. ALL REMOVED MATERIAL, UNLESS DESIGNATED FOR SALVAGE, SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL CODES AND REGULATIONS. SALVAGED ITEMS SHALL BE STORED ON SITE IN A LOCATION DESIGNATED BY THE ARCHITECT AND/OR OWNER. DISCONNECT AND REMOVE ALL UNUSED LIGHTING AND POWER BRANCH CIRCUIT WIRING BACK TO THEIR SOURCE(S) UNLESS OTHERWISE NOTED.
4. THE CONTRACTOR IS HEREBY ADVISED THAT THESE DRAWINGS DO NOT LOCATE ALL EXISTING MEP SYSTEMS, WIRING AND/OR EQUIPMENT WHICH MUST BE REMOVED, REWORKED, RELOCATED, ETC. TO ACCOMMODATE DEMOLITION AND RECONSTRUCTION WORK IN THE EXISTING BUILDING. IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE ARCHITECT AND/OR ENGINEER OF ANY DISCREPANCIES PRIOR TO BEGINNING WORK.
5. WHERE POSSIBLE, MAJOR WORK ITEMS HAVE BEEN SHOWN ON THE DRAWINGS TO ASSIST THE CONTRACTOR ONLY. FIELD OBSERVATION OF THE EXISTING CONDITIONS WILL GIVE THE CONTRACTOR THE MOST ACCURATE DETAIL AND A BETTER UNDERSTANDING OF THE WORK INVOLVED.
6. WHERE IT BECOMES NECESSARY TO TEMPORARILY DISTURB SYSTEMS TO PERMIT EXECUTION OF THE DEMOLITION PROCESS, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE OWNER, THROUGH THE ARCHITECT, TO SCHEDULE A SHUTDOWN. THE DEMOLITION CONTRACTOR SHALL GIVE A MINIMUM OF 24-HOUR ADVANCE NOTICE FOR ANY SUCH GIVEN SHUTDOWN. IF THE SHUTDOWN INCLUDES MAJOR SYSTEMS, SUCH AS DOMESTIC FEED, STEAM, ELECTRICAL QMB PANELS, ETC., TWO-WEEK NOTICE SHALL BE REQUIRED.
7. THE CONTRACT SHALL PROVIDE AS PART OF HIS BUDGET ANY TEMPORARY POWER THAT WILL BE REQUIRED BY MEANS OF A GENERATOR IN ORDER TO KEEP THE FACILITY OPERATIONAL DURING WORKING HOURS. IF SYSTEMS ARE TO BE INTERRUPTED FOR LONGER PERIODS OF TIME THE CONTRACTOR SHOULD PROVIDE AS PART OF HIS BID THE COST REQUIRED TO WORK DURING THE TIME THE FACILITY IS CLOSED FOR BUSINESS THIS SHALL INCLUDE ANY OVERTIME HOURS FOR SUBCONTRACTORS AND VENDORS.
8. THE CONTRACTOR SHALL SCHEDULE HIS WORK WITH THE ARCHITECT, OWNER AND OPERATOR IN ORDER TO HAVE THE JOB REPRESENTATIVE DISCONNECT AND RECONNECT ALL CIRCUITS ASSOCIATED WITH THE FIRE ALARM SYSTEM. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY CONFLICTS WITH A LIFE SAFETY SYSTEM ON ELEMENTS THAT ARE INDICATED TO BE REMOVED.
9. ALL EXISTING DEVICES TO BE RELOCATED SHALL HAVE NEW BRANCH CIRCUITS RUN FROM SOURCES UNLESS EXTENSION OF BRANCH CIRCUIT DOES NOT REQUIRE A SPLICING POINT.
10. ALL MEP SYSTEMS TO REMAIN SHALL BE PROTECTED DURING THE CONSTRUCTION PERIOD.
11. THE CONTRACTOR SHALL PROVIDE CHASES FOR MECHANICAL, PLUMBING AND ELECTRICAL AS REQUIRED. SEE PROSPECTIVE DRAWING SECTION. PROVIDE A 6" STUD WALL BEHIND PLUMBING FIXTURES NOT LOCATED IN A CHASE.

PATCHING & REPAIR:

1. THE CONTRACTOR SHALL VERIFY THAT ACCESS PANELS ARE INSTALLED IN WALLS AND TYPE CEILINGS WHERE SERVICE OR ADJUSTMENTS TO MECHANICAL, PLUMBING AND ELECTRICAL ITEMS MAY BE REQUIRED.
2. CAULK AT JUNCTURE OF INTERIOR FACES OF DOOR FRAMES, VIEW WINDOW FRAMES AND FRAMES AND CASEWORK WITH ADJACENT MATERIALS EVEN THOUGH JOINT MAY NOT BE VISIBLE
3. PAINT EXPOSED ROOF MOUNTED EQUIPMENT, PIPING ETC. IN A COLOR AS SELECTED BY THE OWNER/ARCHITECT, EXCEPT THOSE ITEMS WHICH ARE ALUMINUM OR STAINLESS STEEL.
4. FOR ALL RATED AND SMOKE PARTITIONS THE SURFACE AREA OF AN INDIVIDUAL RECESSED METALLIC OUTLET, SWITCH BOX, ETC. SHALL NOT EXCEED 16 SQUARE INCHES. THE AGGREGATE SURFACE OF THE RECESSED OUTLET BOXES, ETC. SHALL NOT EXCEED 100 SQUARE INCHES PER 100 SQUARE FEET OF WALL AREA. BOXES THAT EXCEED 16 SQUARE INCHES OR THE AGGREGATE AREA LIMITATION SHALL BE BACKED WITH 5/8" FIRE CODE GYPSUM BOARD TO MAINTAIN THE PARTITION RATING BEHIND THE BOXES. RECESSED BOXES LOCATED ON THE OPPOSITE SIDE OF THE WALL OR PARTITION SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF 24"
5. WHERE DEMOLITION OF CERTAIN ITEMS LEAVES PENETRATIONS IN EXISTING-TO-REMAIN FLOORS, WALLS, CEILINGS, ROOFS, ETC. PATCH SUCH PENETRATIONS AS REQUIRED TO MEET ORIGINAL FIRE PROTECTION AND STRUCTURAL REQUIREMENTS.
6. WHERE NEW GYPSUM BOARD PARTITIONS ARE CONTINUATION OF AN EXISTING ENCASUREMENT, THE FACE OF THE NEW GYPSUM BOARD SHALL BE ALIGNED WITH THE FACE OF THE EXISTING SURFACE GYPSUM BOARD. IF REQUIRED STUDS SHALL BE OFFSET PROVIDING ALIGNMENT.
7. PIPING AND CONDUIT LOCATED ABOVE GRADE AND INSIDE THE BUILDING SHALL BE CONCEALED IN FURRED SPACES WITH THE EXCEPTION OF PIPING IN EQUIPMENT ROOMS. THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE ARCHITECT AND COORDINATE WITH OTHER TRADES TO PROVIDE CHASES AND FURRING FOR PIPING INSTALLED.
8. LANDSCAPING THAT HAS BEEN REMOVED IN ORDER TO PERFORM THE SCOPE OF WORK IDENTIFIED IN THE DRAWINGS SHALL BE REPLACED TO MATCH EXISTING CONDITIONS. WHENEVER POSSIBLE EXISTING LANDSCAPING SHOULD BE REMOVED AND RELOCATED. COORDINATE WITH ARCHITECT FINAL RELOCATION AND COORDINATION OF LANDSCAPING IF REQUIRED.
9. MEP SYSTEMS INCLUDING BUT NOT LIMITED TO LIMITED TO LIGHTING, ELECTRICAL, ALARM, LIFE SAFETY, AIR-CONDITIONING, HEATING, VENTILATION, PLUMBING, GAS, LOW VOLTAGE, DATA, TELEPHONE, SPEAKER AND ANY OTHER MISC BUILDING SYSTEMS SHALL BE RESTORED TO ITS ORIGINAL WORKING ORDER.
10. ALL MEP SYSTEMS TRIM AND FINISHES SHALL MATCH EXISTING. IF THIS IS NOT POSSIBLE THE CONTRACTOR SHALL COORDINATE WITH ARCHITECT AND OWNER AND PROVIDE ALTERNATE SOLUTIONS.
11. ANY NEW DOORS BEING PROVIDED AS PART OF THE PROPOSED SCOPE SHALL BE SHOP PAINTED TO MATCH THE NEW PAINT COLOR ON EXISTING STOREFRONT. INSTALLATION OF NEW DOORS AND WINDOWS SHALL MEET ALL APPLICABLE CODES.
12. ALL PATCHING AROUND NEW DOORS AND WINDOWS SHALL MATCH SURROUNDING AREAS AND BE FLARED OUT SO THAT IT BLENDS WITH EXISTING AREAS.

13. CONTRACTOR TO INCLUDE AS PART OF HIS COST THE REPLACEMENT OF ANY GLAZING GASKETING THAT IS DETERMINED TO BE DAMAGED OR NEEDING REPLACEMENT.
14. ALL WINDOWS, DOORS, SHOULD BE RE-CAULKED PRIOR TO RECEIVING NEW EXTERIOR PAINT.
15. ALL EXTERIOR SURFACES RECEIVING NEW PAINT SHALL BE PRESSURE WASHED PRIOR TO PAINTING. AREAS OF NEW CONSTRUCTION SHALL RECEIVE PAINT PRIMER PRIOR TO FINAL PAINT.
16. CONTRACTOR TO PROVIDE AS PART OF HIS PAINT SCOPE THE PAINTING OF ALL CONDUITS, AND ATTACHMENTS TO BUILDING ALREADY PAINTED TO MATCH EXTERIOR WALL SURFACES.
17. WHERE EXISTING FLOORING IS DESIGNATED TO REMAIN, THE CONTRACTOR SHALL INCLUDE AS PART OF HIS COST THE REPLACEMENT OF ANY PORTIONS OF THE FLOOR THAT IS DAMAGED EITHER DURING CONSTRUCTION OR ALREADY EXISTING.



DULCE M. CONDE, RA, ARCHITECT, ARCHIBOR INC.
PHOTO: E. CONDE FOR ARCHITECT, ARCHIBOR INC.
P.O. BOX 988, MIAMI BEACH, FL 33138
WWW.BDOELLERBROTHERS.COM

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PROJECT: BUILDING ENVELOPE & STRUCTURAL REPAIR

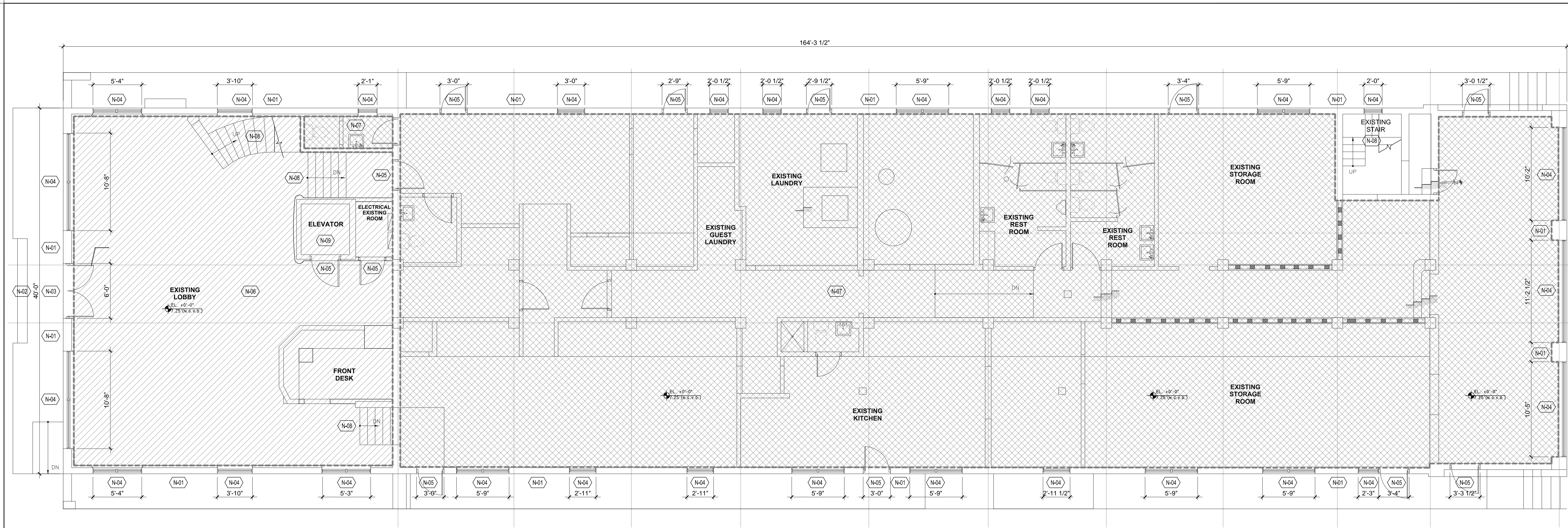
REV. NO. DATE COMMENTS

NORMANDY HOTEL
6979 COLLINS AVENUE
MIAMI BEACH, FL 33014

PROJECT NO.: 19-023-00
ISSUE DATE: 00-00-0000
SCALE: AS NOTED
DRAWN BY: JCC
CHECKED: DC/PEC

Demolition General Notes

A003



COLLABORATIVE
 ARCHITECTURE
 1101 S.W. 11TH AVENUE, SUITE 200
 MIAMI, FL 33136
 P: 305.375.1111
 WWW.COLLABORATIVE.COM

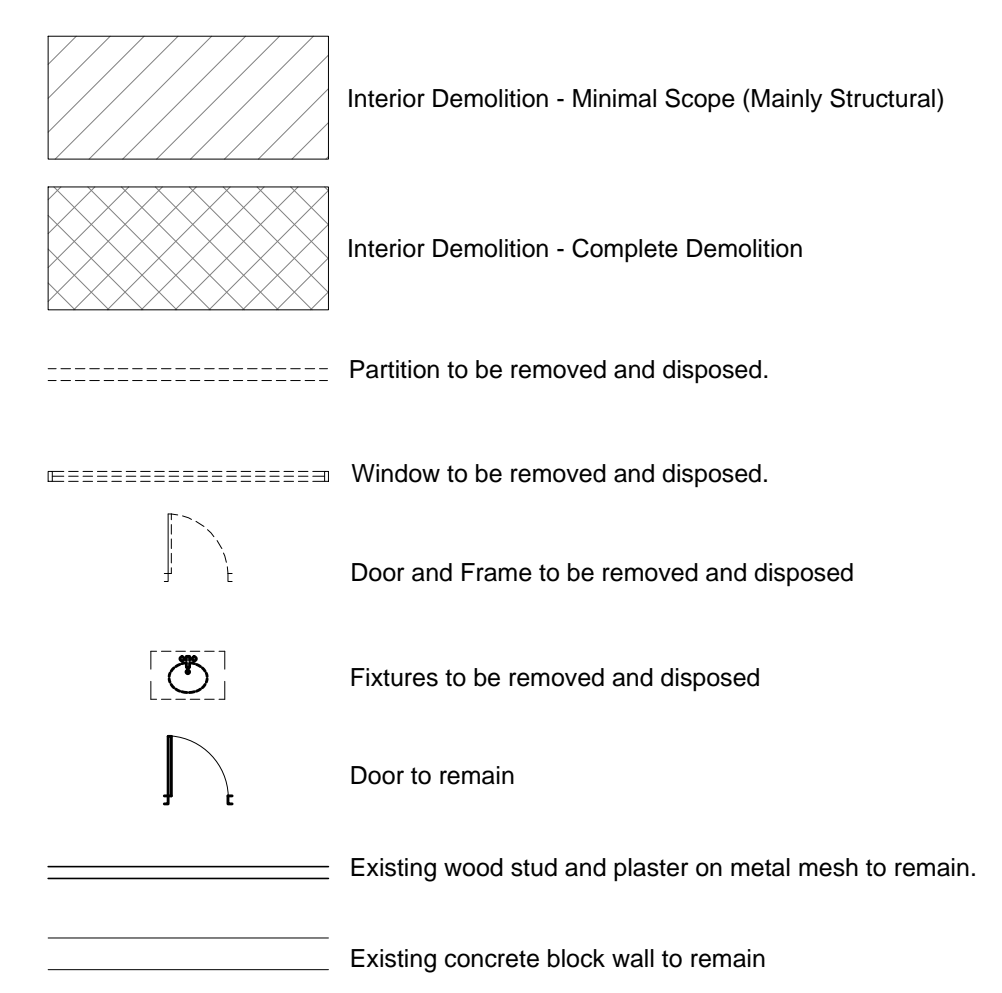
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1 Demolition Basement Floor Plan
SCALE: 3/16" = 1'-0"

- GENERAL NOTES:**
- Contractor to verify all dimensions indicated on the drawings prior to fabricate of any windows and doors.
 - Neither the owner, nor the Architect, shall be responsible for damages resulting from the Contractor's work.
 - Contractor is responsible for coordination of access to site and acceptable times of work schedule with building management prior to commencement of work.
 - Under no circumstances shall the Contractor leave excavated trenches, or parts of, exposed or open at the end of the working day, weekends, holidays, or other times when the contractor is not present on site.
 - All debris from demolition work shall be disposed off site.
 - Contractor to comply with all OSHA, Federal, State, County, and City ordinances and Safety requirements.
 - Contractor to verify location, elevation and condition of all existing utilities prior to the start of demolition work.
 - Contractor to cap all plumbing lines as required.
 - Contractor to label all cut or disconnected electrical lines to identify circuit on existing electrical panel.
 - Contractor to have approved Demolition permit prior to commencement of demolition work.
 - Contractor/Owner to have service disconnect letter from all required utility companies prior to commencement of work.
 - Contractor is solely responsible for complying with all Federal, State, County, and City regulations for securing site.
 - Contractor shall be responsible for visiting the site prior to bidding and familiarizing himself with all existing conditions affecting the work, including but not limited to private and public utilities and other support facilities.
 - Contractor shall comply with all applicable local, state and federal building codes. Permit shall be posted in a visible place at all times.
 - Contractor shall avoid interference with the normal work flow and proper functioning of all surrounding properties.
 - If the normal work flow of an area must be interrupted in order to proceed with the schedule, proper notice must be given the adjacent property owners being affected by such work, 3 days in advance, and permission to be obtained prior to commencement of such work.
 - Contractor to shore as required during demolition. Notify Architect/Engineer of any problems and/or discrepancies or inconsistencies immediately.
 - Contractor shall be responsible for removing debris and construction material from the site. Contractor shall also be responsible for properly cleaning all areas both on a daily basis and prior to final acceptance by the Owner.
 - Items indicated by the Owner to be relocated and/or stored must be carefully removed and stored to avoid damage.
 - Contractor is responsible for including in his bid, work and material costs for any change or alteration of adjacent areas to be disturbed during demolition and constructions.
 - Contractor must notify Architect immediately of any un-expected or unknown conditions, any discrepancies with the drawings and/or contract documents and any errors and omissions on the drawings prior to bidding and proceeding with work.
 - Contractor to inform Architect of discovery of any mold found. Contractor to provide remediation options to Owner.
 - Contractor to inform Architect of discovery of any asbestos found. Contractor to provide abatement options to Owner.

- DEMOLITION NOTES:**
- N-01 Building Exterior-Any stucco work and decorative ornamentation removed or disturbed during the structural repairs of the facade must be repaired to match existing condition and finish. For decorative features, plaster molds should be made prior to any demolition so that the ornamentation can be replaced once the repairs are complete.
 - N-02 Existing entry stoop, stairs and ramps are to be repaired or replaced if any cracks or structural damage. Any and all existing finishes are to be removed in order to make the repairs. If the finish material can not be saved or properly patched a similar finish material will be selected for installation. The stairs and ramp are to meet ADA requirements.
 - N-03 Existing entry storefront doors and transom to be removed, surrounding structure to be reinforced to accept a new NOA storefront doors and transom. Area around storefront doors and transom to be patched to match existing finish.
 - N-04 Existing windows to be removed, surrounding structure to be reinforced to accept new NOA windows. Area around windows to be patched to match existing finish.
 - N-05 Existing hollow metal door and frame to be removed, surrounding structure to be reinforced to accept new NOA hollow metal door and frame. Area around hollow metal door and frame to be patched to match existing finish.
 - N-06 Lobby Interior-The scope of work for the basement level is to remove all MEPFP systems that are no longer viable so that they can be replace in a future phase when the interior of the space is remodeled. The interior finishes are to remain until it is determined if the finishes have a historic or are of significant value to the project. If it is determined that these finishes are not of value, the GC will be notified of which finishes, built in furniture (reception desk) etc. are to be removed and which are to remain or be removed for use in a future phase when the interior of the space is remodeled.
 - N-07 Basement BOH Interior-The scope of work for the basement level is to remove all MEPFP systems and none load bearings walls, finishes, equipment, plumbing fixtures and doors and frames as listed in more detail below. The objective is to take the space down to the structure in order to expose the structure so that all of the necessary damage is exposed and the repairs can be properly made.
 - Remove the entire mechanical, electrical, plumbing and fire protection systems. Cap all systems at the point of entry into the building. All openings of MEPFP items that have penetrated the exterior are to be closed structurally. Exterior finish is to be patched to match existing.
 - Remove all kitchen equipment including hoods and vents. All vent openings that penetrate the exterior are to be closed structurally. Opening finish is to be patched to match existing.
 - All bathroom fixtures are to be removed.
 - All doors and frames are to be remove.
 - All interior none bearing walls are to be removed. There are decorative open face CMU screen blocks that should be removed with care and stored for use in a future phase when the interior of the space is remodeled.
 - All interior floor wall and ceiling finishes are to be removed and the surfaces prepared to receive new finishes in a future phase when the interior of the space is remodeled.
 - N-08 Stairs-Existing stairs are to remain. All stair finishes are to be removed and the surfaces prepared to receive new finishes in a future phase when the interior of the space is remodeled. Existing railings and fire rated door and frame to remain. For the stairs leading down to the basement level, the stairs are to be cleaned of any debris and if structural damage is noted, they are to be structural repaired as required.
 - N-09 Elevator-Existing elevator to be removed. The elevator cab, piston, structural supports and MEPFP systems to be removed from the elevator shaft interior. The elevator shaft interior surfaces are to be prepared to receive new elevator in a future phase when the interior of the space is remodeled. If the elevator cab is considered to have historic value because of its age, it is to be taken apart, removed and stored for use in a future phase when the interior of the space is remodeled.
 - N-10 A/C Unit-Provide a new opening at the exterior wall directly below the existing window in order to place a thru wall PTAC a/c unit in a future phase when the interior of the space is remodeled. The new opening to be structurally reinforced to accept a new NOA a/c enclosure. Finish area around enclosure to be patched to match existing finish.
 - N-11 Hotel Room/Corridor Interior-There is no anticipated work to be performed in these areas as part of this phase of the project with the exception of any structural repair work that would have to be done in order to secure the interior floors and or bearing walls on the floor.

- DEMOLITION NOTES: continued**
- N-11 Building Roof-The scope for the building roof includes removal of all existing roofing material down to the structural deck prior to replacing with a new roofing system. As part of the scope the following is to be included.
 - Repair and replacement of any structural element and roof decking required to insure the roof structure meets current code. This includes the main roof as well as the roofing over the elevator shaft and stair enclosure.
 - Structural repair of all parapet walls on both the outer and inner face. This includes the parapet wall that divides the roof into 2 sections.
 - Repair of all stucco work on the outer and inner face of the parapet wall to match existing conditions. The work should include all banding, decorative stucco work and tile. If tiles need to be removed, they need to be preserved to be reinstalled once the stucco and structural repair has been completed. If there is the possibility that decorative stucco work can be damaged, a plaster mold should be made prior to any repair work to insure the decorative pattern can be duplicated if necessary.
 - Portions of the roof will be removed to provide for new openings that will house support the new mechanical systems that will be installed in a future phase. The roof structure should be reinforced for the support of the proposed equipment prior to the installation of the new roof.
- ASBESTOS NOTES:**
- This notice is provided for information only. Asbestos abatement is not covered under the scope of services provided and is not addressed in these drawings. Services relating to asbestos abatement, demolition, removal, abatement planning, etc. shall be by others and shall be coordinated between the Owner and Owner retained specialist.



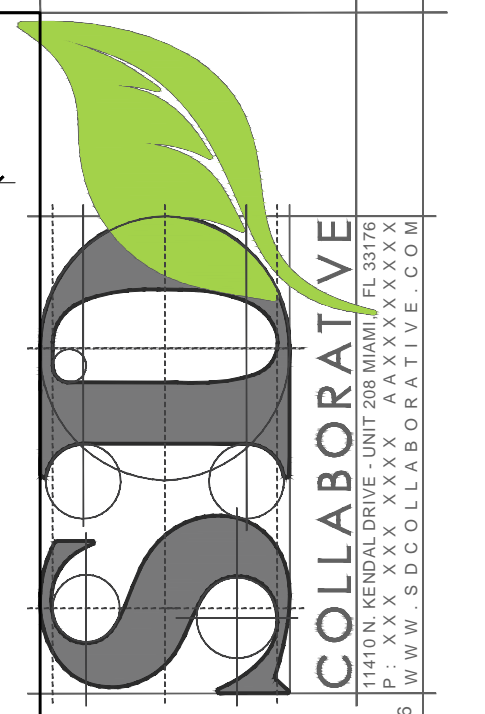
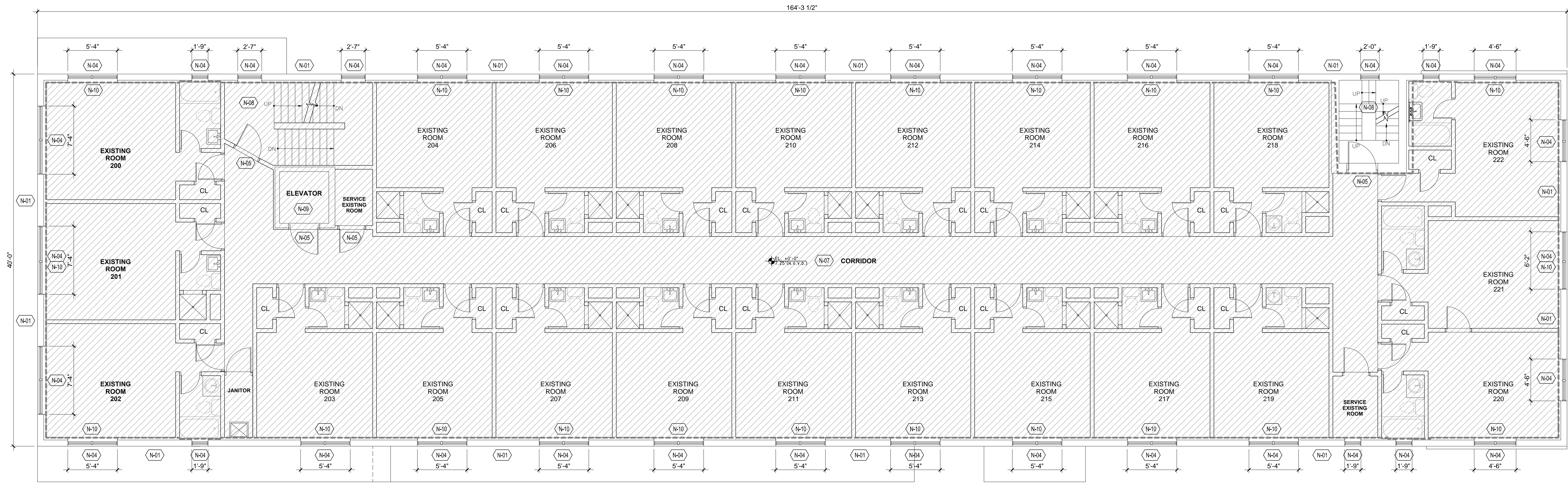
2 General and Demolition Notes
SCALE: NTS

Alteration level-2 (F.B.C Existing 2010) (Existing building)
Scope of Work for this Phase is limited to the building envelope and structural repairs.

PROJECT: BUILDING ENVELOPE & STRUCTURAL REPAIR
NORMANDY HOTEL
 6979 COLLINS AVENUE
 MIAMI BEACH, FL 33014

PROJECT NO.: 19-023-00
 ISSUE DATE: 00-00-0000
 SCALE: AS NOTED
 DRAWN BY: JCC
 CHECKED: DC/PEC

Demolition Basement Floor Plan
D100



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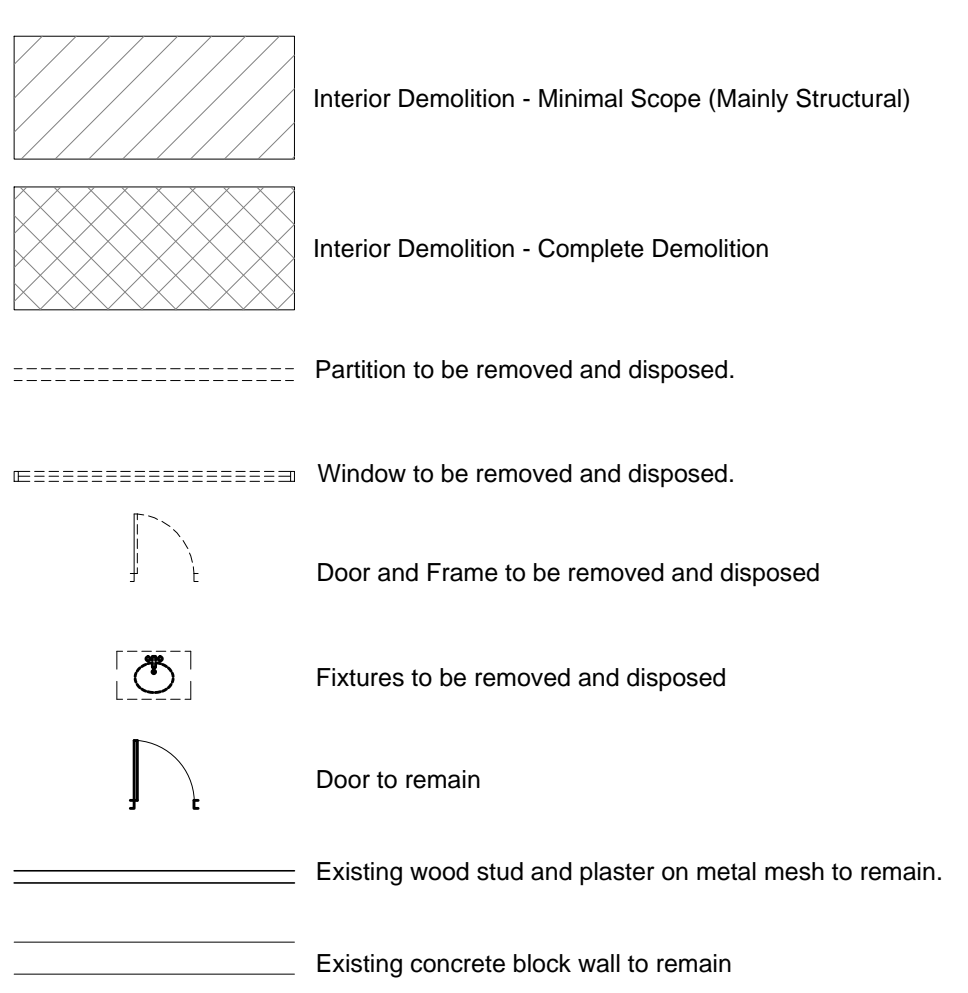
REV. NO.	DATE	COMMENTS

1 Demolition Second Floor Plan
SCALE: 3/16" = 1'-0"

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 - Contractor to inform Architect of discovery of any mold found. Contractor to provide remediation options to Owner.
 - Contractor to inform Architect of discovery of any asbestos found. Contractor to provide abatement options to Owner.

- DEMOLITION NOTES:**
- N-01 Building Exterior-Any stucco work and decorative ornamentation removed or disturbed during the structural repairs of the facade must be repaired to match existing condition and finish. For decorative features, plaster molds should be made prior to any demolition so that the ornamentation can be replaced once the repairs are complete.
- N-02 Existing entry stoop, stairs and ramps are to be repaired or replaced of any cracks or structural damage. Any and all existing finishes are to be removed in order to make the repairs. If the finish material can not be saved or properly patched a similar finish material will be selected for installation. The stairs and ramp are to meet ADA requirements.
- N-03 Existing entry storefront doors and transom to be removed, surrounding structure to be reinforced to accept a new NOA storefront doors and transom. Area around storefront doors and transom to be patched to match existing finish.
- N-04 Existing windows to be removed, surrounding structure to be reinforced to accept new NOA windows. Area around windows to be patched to match existing finish.
- N-05 Existing hollow metal door and frame to be removed, surrounding structure to be reinforced to accept new NOA hollow metal door and frame. Area around hollow metal door and frame to be patched to match existing finish.
- N-06 Lobby Interior-The scope of work for the basement level is to remove all MEPPF systems that are no longer viable so that they can be replaced in a future phase when the interior of the space is remodeled. The interior finishes are to remain until it is determined if the finishes have a historic or are of significant value to the project. If it is determined that these finishes are not of value, the GC will be notified of which finishes, built in furniture (reception desk) etc. are to be removed and which are to remain or be removed for use in a future phase when the interior of the space is remodeled.
- N-07 Basement BOH Interior-The scope of work for the basement level is to remove all MEPPF systems and none load bearings walls, finishes, equipment, plumbing fixtures and doors and frames as listed in more detail below. The objective is to take the space down to the structure in order to expose the structure so that all of the necessary damage is exposed and the repairs can be properly made.
- Remove the entire mechanical, electrical, plumbing and fire protection systems. Cap all systems at the point of entry into the building. All openings of MEPPF items that have penetrated the exterior are to be closed structurally. Exterior finish is to be patched to match existing.
 - Remove all kitchen equipment including hoods and vents. All vent openings that penetrate the exterior are to be closed structurally. Opening finish is to be patched to match existing.
 - All bathroom fixtures are to be removed.
 - All doors and frames are to be removed.
 - All interior none bearing walls are to be removed. There are decorative open face CMU screen blocks that should be removed with care and stored for use in a future phase when the interior of the space is remodeled.
 - All interior floor wall and ceiling finishes are to be removed and the surfaces prepared to receive new finishes in a future phase when the interior of the space is remodeled.
- N-08 Stairs-Existing stairs are to remain. All stair finishes are to be removed and the surfaces prepared to receive new finishes in a future phase when the interior of the space is remodeled. Existing railings and fire rated door and frame to remain. For the stairs leading down to the basement level, the stairs are to be cleaned of any debris and if structural damage is noted, they are to be structural repaired as required.
- N-09 Elevator-Existing elevator to be removed. The elevator cab, piston, structural supports and MEPPF systems to be removed from the elevator shaft interior. The elevator shaft interior surfaces are to be prepared to receive new elevator in a future phase when the interior of the space is remodeled. If the elevator cab is considered to have historic value because of its age, it is to be taken apart, removed and stored for use in a future phase when the interior of the space is remodeled.
- N-10 A/C Unit-Provide a new opening at the exterior wall directly below the existing window in order to place a thru wall PTAC a/c unit in a future phase when the interior of the space is remodeled. The new opening to be structurally reinforced to accept a new NOA a/c enclosure. Finish area around enclosure to be patched to match existing finish.
- N-11 Hotel Room/Corridor Interior-There is no anticipated work to be performed in these areas as part of this phase of the project with the exception of any structural repair work that would have to be done in order to secure the interior floors and or bearing walls on the floor.

- DEMOLITION NOTES: continued**
- N-11 Building Roof-The scope for the building roof includes removal of all existing roofing material down to the structural deck prior to replacing with a new roofing system. As part of the scope the following is to be included.
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 - Repair of all stucco work on the outer and inner face of the parapet wall to match existing conditions. The work should include all banding, decorative stucco work and tile. If tiles need to be removed, they need to be preserved to be reinstalled once the stucco and structural repair has been completed. If there is the possibility that decorative stucco work can be damaged, a plaster mold should be made prior to any repair work to insure the decorative pattern can be duplicated if necessary.
 - Portions of the roof will be removed to provide for new openings that will house support the new mechanical systems that will be installed in a future phase. The roof structure should be reinforced for the support of the proposed equipment prior to the installation of the new roof.
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2 General and Demolition Notes
SCALE: NTS

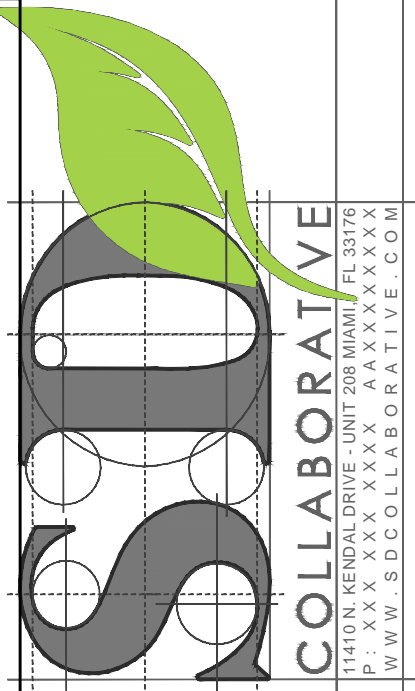
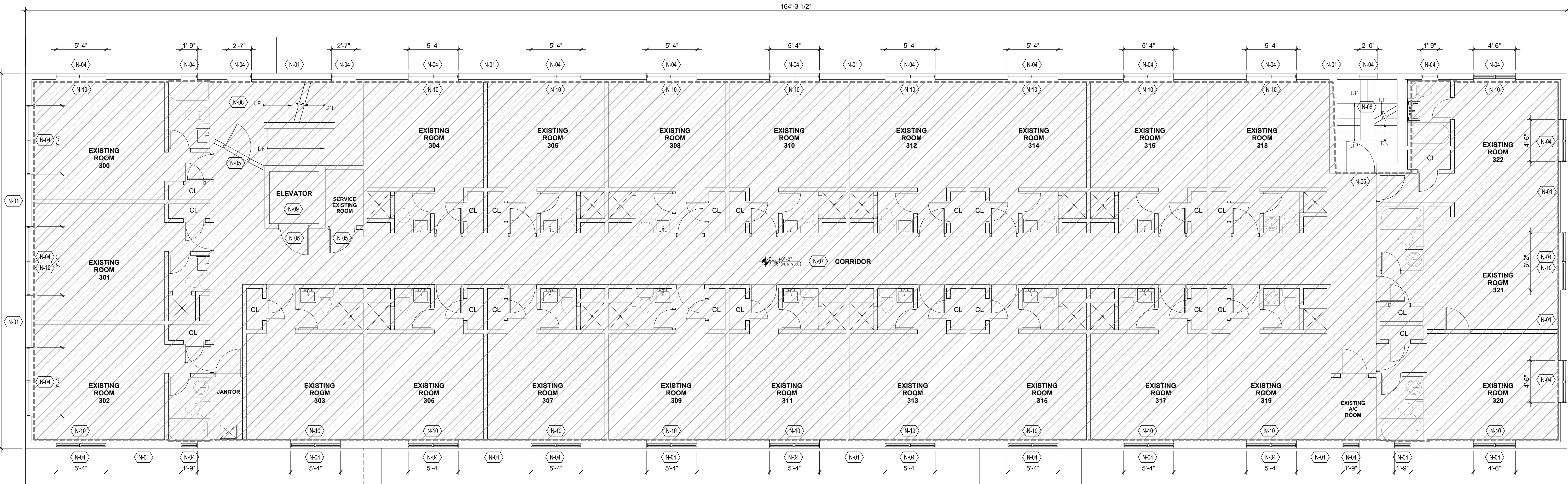
2 Symbol Legend
SCALE: NTS

PROJECT: BUILDING ENVELOPE & STRUCTURAL REPAIR

NORMANDY HOTEL
6979 COLLINS AVENUE
MIAMI BEACH, FL 33014

PROJECT NO.: 19-023-00
ISSUE DATE: 00-00-0000
SCALE: AS NOTED
DRAWN BY: JCC
CHECKED: DC/PEC

Demolition Second Floor Plan



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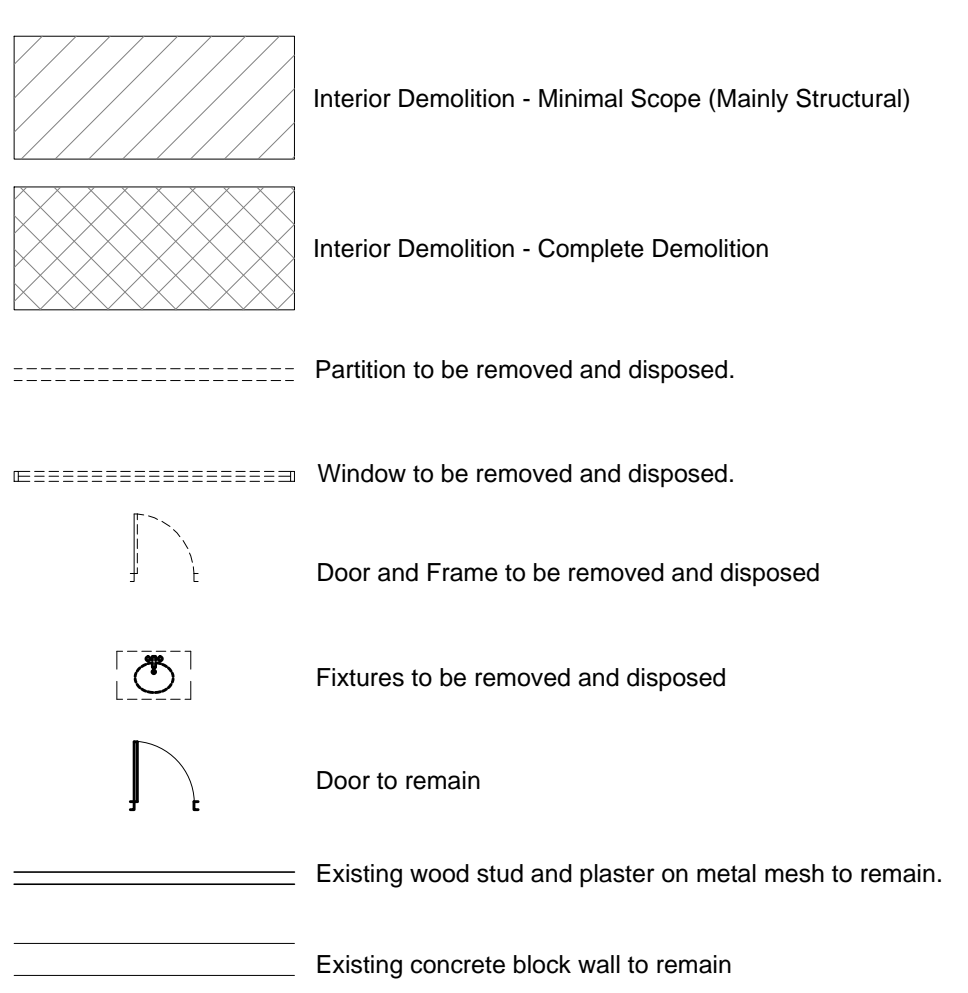
REV. NO. DATE COMMENTS

1 Demolition Third Floor Plan
SCALE: 3/16" = 1'-0"

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2 General and Demolition Notes
SCALE: NTS



PROJECT: BUILDING ENVELOPE & STRUCTURAL REPAIR
NORMANDY HOTEL
6979 COLLINS AVENUE
MIAMI BEACH, FL 33014

PROJECT NO.: 19-023-00
ISSUE DATE: 00-00-0000
SCALE: AS NOTED
DRAWN BY: JCC
CHECKED: DC/PEC

Demolition Third Floor Plan

D103

Alteration level-2 (F.B.C Existing 2010) (Existing building)
Scope of Work for this Phase is limited to the building envelope and structural repairs.

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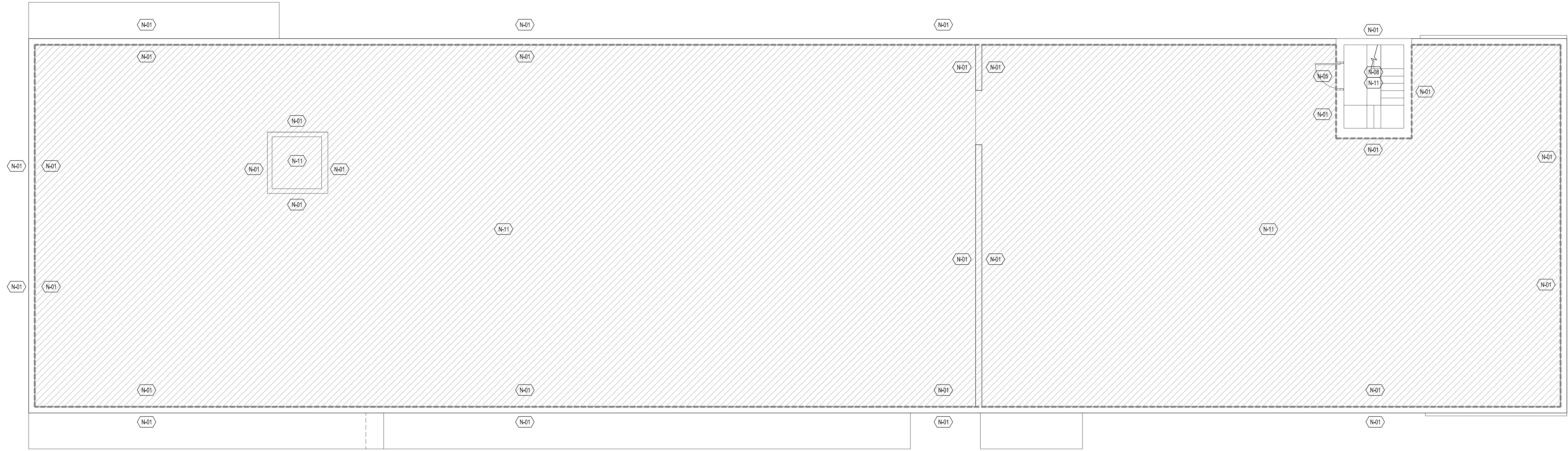
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Demolition Roof Plan
D104

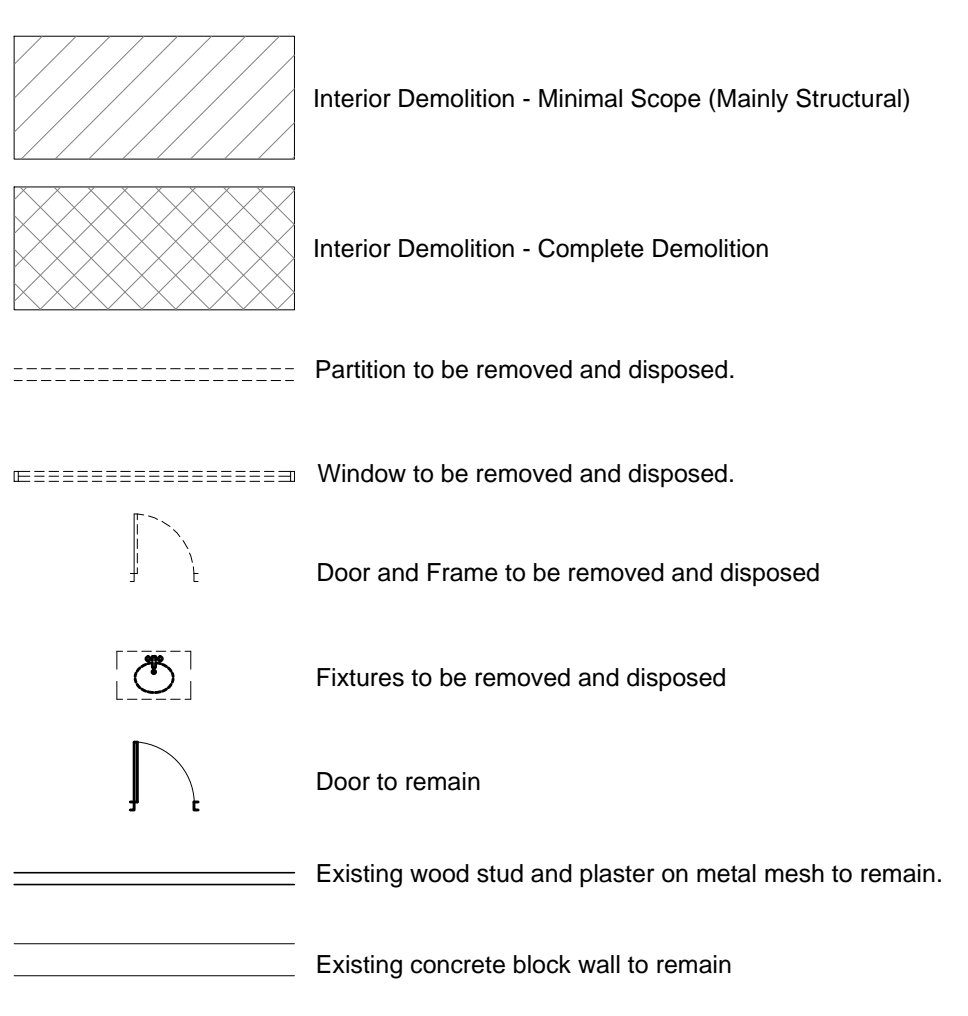


1 Demolition Roof Plan
SCALE: 3/16" = 1'-0"

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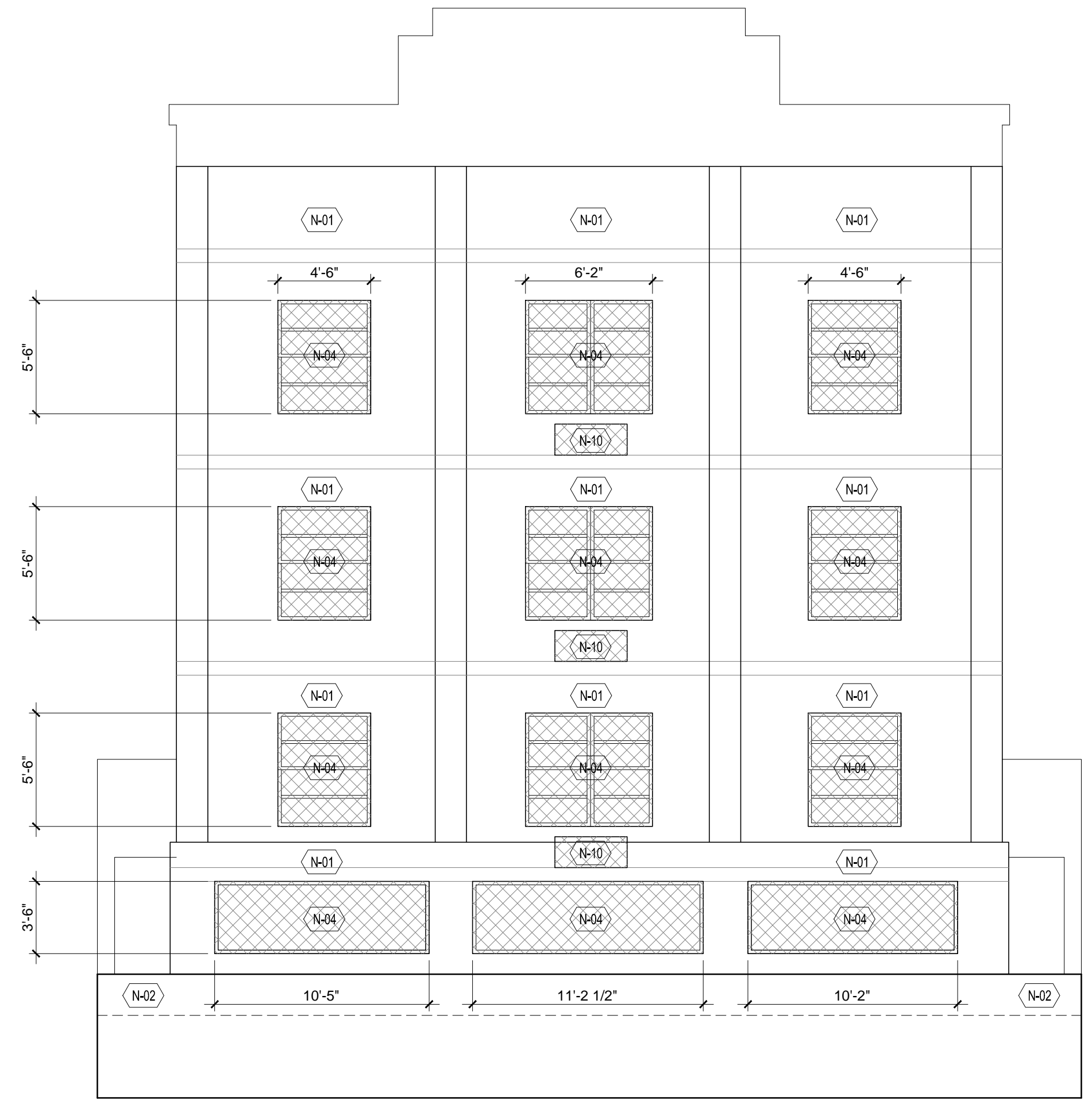
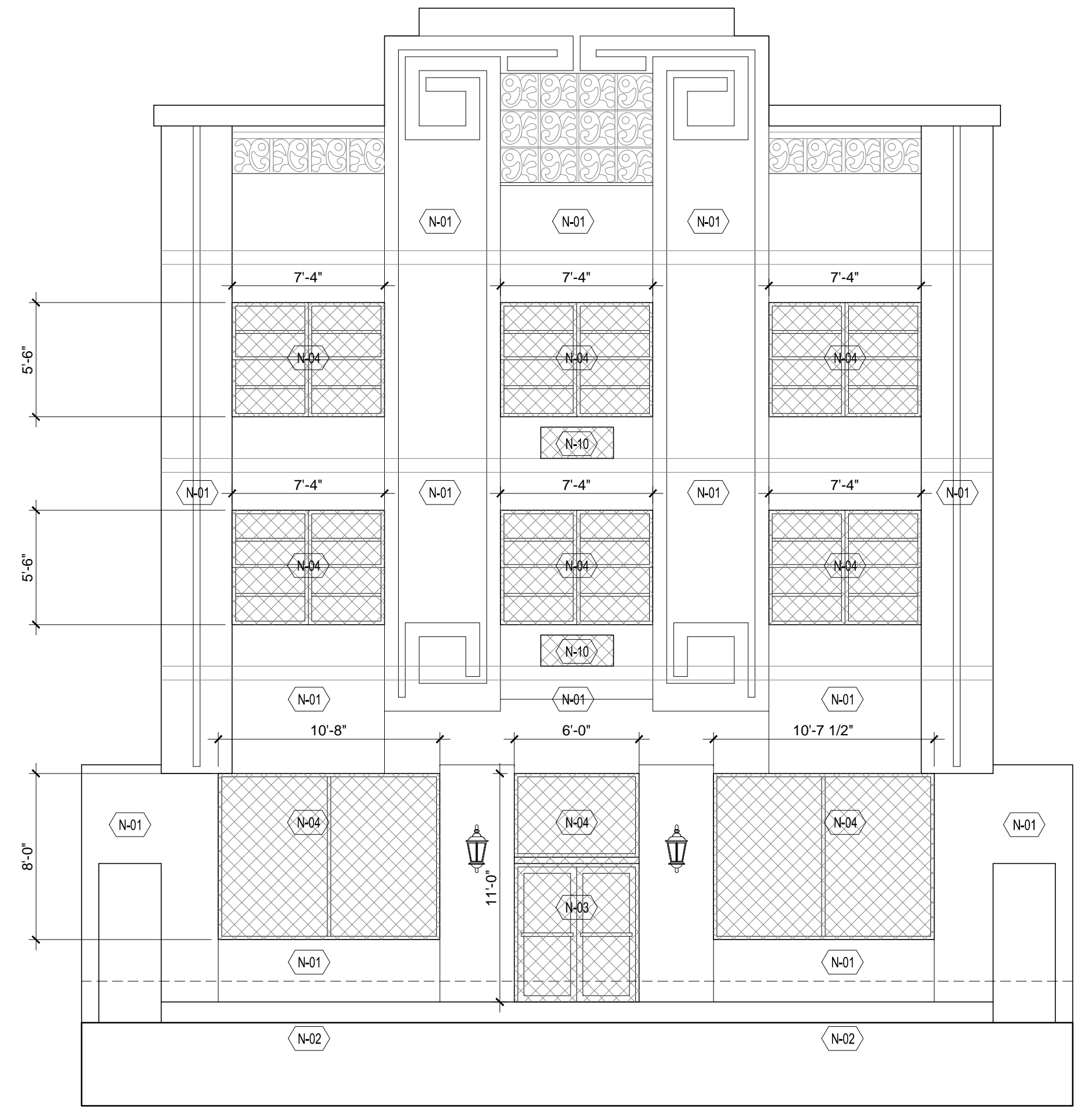
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SCALE: NTS

2 Symbol Legend
SCALE: NTS

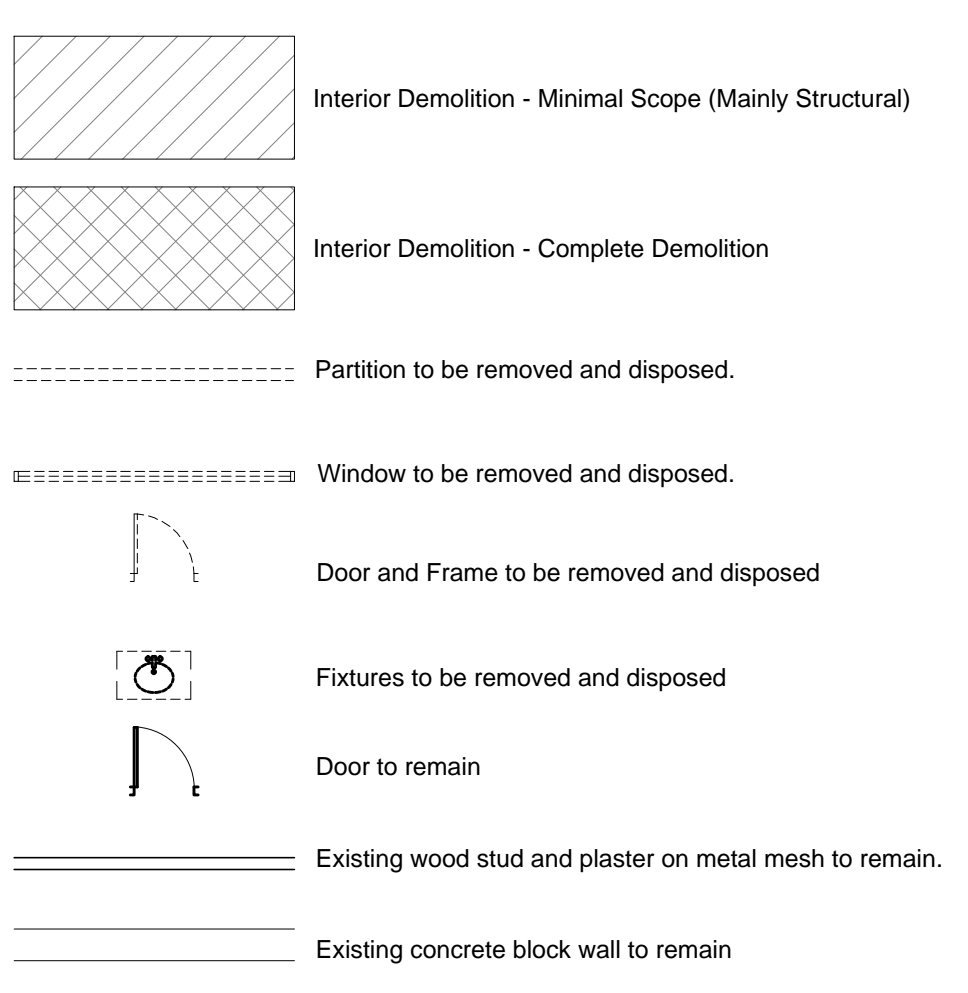


1 Demolition Front and Rear Elevation
SCALE: 3/16" = 1'-0"

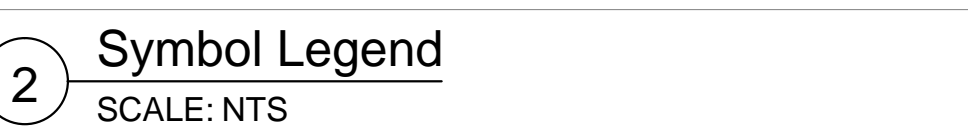
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 - Under no circumstances shall the Contractor leave excavated trenches, or parts of, exposed or open at the end of the working day, weekends, holidays, or other times when the contractor is not present on site.
 - All debris from demolition work shall be disposed off site.
 - Contractor to comply with all OSHA, Federal, State, County, and City ordinances and Safety requirements.
 - Contractor to verify location, elevation and condition of all existing utilities prior to the start of demolition work.
 - Contractor to cap all plumbing lines as required.
 - Contractor to label all cut or disconnected electrical lines to identify circuit on existing electrical panel.
 - Contractor to have approved Demolition permit prior to commencement of demolition work.
 - Contractor/Owner to have service disconnect letter from all required utility companies prior to commencement of work.
 - Contractor is solely responsible for complying with all Federal, State, County, and City regulations for securing site.
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 - Contractor shall avoid interference with the normal work flow and proper functioning of all surrounding properties.
 - If the normal work flow of an area must be interrupted in order to proceed with the schedule, proper notice must be given the adjacent property owners being affected by such work, 3 days in advance, and permission to be obtained prior to commencement of such work.
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 - Items indicated by the Owner to be relocated and/or stored must be carefully removed and stored to avoid damage.
 - Contractor is responsible for including in his bid, work and material costs for any change or alteration of adjacent areas to be disturbed during demolition and constructions.
 - Contractor must notify Architect immediately of any un-expected or unknown conditions, any discrepancies with the drawings and /or contract documents and any errors and omissions on the drawings prior to bidding and proceeding with work.
 - Contractor to inform Architect of discovery of any mold found. Contractor to provide remediation options to Owner.
 - Contractor to inform Architect of discovery of any asbestos found. Contractor to provide abatement options to Owner.

- DEMOLITION NOTES:**
- N-01 Building Exterior-Any stucco work and decorative ornamentation removed or disturbed during the structural repairs of the facade must be repaired to match existing condition and finish. For decorative features, plaster molds should be made prior to any demolition so that the ornamentation can be replaced once the repairs are complete.
 - N-02 Existing entry stoop, stairs and ramps are to be repaired or replaced of any cracks or structural damage. Any and all existing finishes are to be removed in order to make the repairs. If the finish material can not be saved or properly patched a similar finish material will be selected for installation. The stairs and ramp are to meet ADA requirements.
 - N-03 Existing entry storefront doors and transom to be removed, surrounding structure to be reinforced to accept a new NOA storefront doors and transom. Area around storefront doors and transom to be patched to match existing finish.
 - N-04 Existing windows to be removed, surrounding structure to be reinforced to accept new NOA windows. Area around windows to be patched to match existing finish.
 - N-05 Existing hollow metal door and frame to be removed, surrounding structure to be reinforced to accept new NOA hollow metal door and frame. Area around hollow metal door and frame to be patched to match existing finish.
 - N-06 Lobby Interior-The scope of work for the basement level is to remove all MEPPF systems that are no longer viable so that they can be replace in a future phase when the interior of the space is remodeled. The interior finishes are to remain until it is determined if the finishes have a historic or are of significant value to the project. If it is determined that these finishes are not of value, the GC will be notified of which finishes, built in furniture (reception desk) etc. are to be removed and which are to remain or be removed for use in a future phase when the interior of the space is remodeled.
 - N-07 Basement BOH Interior-The scope of work for the basement level is to remove all MEPPF systems and none load bearings walls, finishes, equipment, plumbing fixtures and doors and frames as listed in more detail below. The objective is to take the space down to the structure in order to expose the structure so that all of the necessary damage is exposed and the repairs can be properly made.
 - Remove the entire mechanical, electrical, plumbing and fire protection systems. Cap all systems at the point of entry into the building. All openings of MEPPF items that have penetrated the exterior are to be closed structurally. Exterior finish is to be patched to match existing.
 - Remove all kitchen equipment including hoods and vents. All vent openings that penetrate the exterior are to be closed structurally. Opening finish is to be patched to match existing.
 - All bathroom fixtures are to be removed.
 - All doors and frames are to be remove.
 - All interior none bearing walls are to be removed. There are decorative open face CMU screen blocks that should be removed with care and stored for use in a future phase when the interior of the space is remodeled.
 - All interior floor wall and ceiling finishes are to be removed and the surfaces prepared to receive new finishes in a future phase when the interior of the space is remodeled.
 - N-08 Stairs-Existing stairs are to remain. All stair finishes are to be removed and the surfaces prepared to receive new finishes in a future phase when the interior of the space is remodeled. Existing railings and fire rated door and frame to remain. For the stairs leading down to the basement level, the stairs are to be cleaned of any debris and if structural damage is noted, they are to be structural repaired as required.
 - N-09 Elevator-Existing elevator to be removed. The elevator cab, piston, structural supports and MEPPF systems to be removed from the elevator shaft interior. The elevator shaft interior surfaces are to be prepared to receive new elevator in a future phase when the interior of the space is remodeled. If the elevator cab is considered to have historic value because of its age, it is to be taken apart, removed and stored for use in a future phase when the interior of the space is remodeled.
 - N-10 A/C Unit-Provide a new opening at the exterior wall directly below the existing window in order to place a thru wall PTAC a/c unit in a future phase when the interior of the space is remodeled. The new opening to be structurally reinforced to accept a new NOA a/c enclosure. Finish area around enclosure to be patched to match existing finish.
 - N-11 Hotel Room/Corridor Interior-There is no anticipated work to be performed in these areas as part of this phase of the project with the exception of any structural repair work that would have to be done in order to secure the interior floors and or bearing walls on the floor.

- DEMOLITION NOTES: continued**
- N-11 Building Roof-The scope for the building roof includes removal of all existing roofing material down to the structural deck prior to replacing with a new roofing system. As part of the scope the following is to be included.
 - Repair and replacement of any structural element and roof decking required to insure the roof structure meets current code. This includes the main roof as well as the roofing over the elevator shaft and stair enclosure.
 - Structural repair of all parapet walls on both the outer and inner face. This includes the parapet wall that divides the roof into 2 sections.
 - Repair of all stucco work on the outer and inner face of the parapet wall to match existing conditions. The work should include all banding, decorative stucco work and tile. If tiles need to be removed, they need to be preserved to be reinstalled once the stucco and structural repair has been completed. If there is the possibility that decorative stucco work can be damaged, a plaster mold should be made prior to any repair work to insure the decorative pattern can be duplicated if necessary.
 - Portions of the roof will be removed to provide for new openings that will house support the new mechanical systems that will be installed in a future phase. The roof structure should be reinforced for the support of the proposed equipment prior to the installation of the new roof.
- ASBESTOS NOTES:**
- This notice is provided for information only. Asbestos abatement is not covered under the scope of services provided and is not addressed in these drawings. Services relating to asbestos abatement, demolition, removal, abatement planning, etc. shall be by others and shall be coordinated between the Owner and Owner retained specialist.



2 General and Demolition Notes
SCALE: NTS



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PROJECT: BUILDING ENVELOPE & STRUCTURAL REPAIR

REV. NO. DATE COMMENTS

PROJECT NO.: 19-023-00

ISSUE DATE: 00-00-0000

SCALE: AS NOTED

DRAWN BY: JCC

CHECKED: DC/PEC

Alteration level-2 (F.B.C Existing 2010) (Existing building Scope of Work for this Phase is limited to the building envelope and structural repairs.)

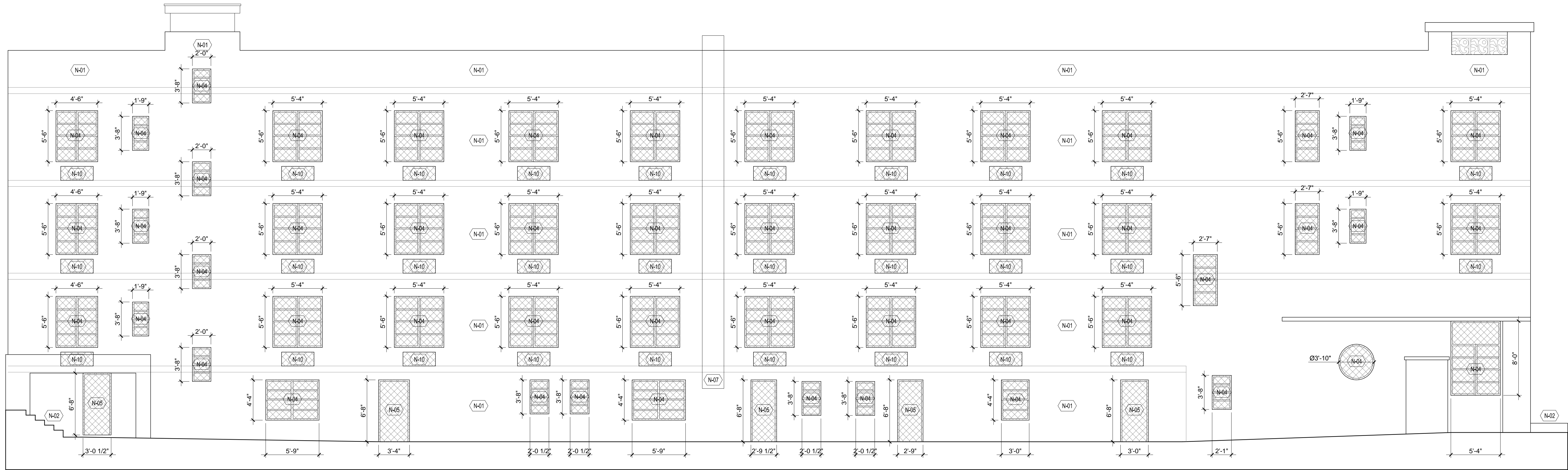
Demolition Front and Rear Elevation

NORMANDY HOTEL

6979 COLLINS AVENUE

MIAMI BEACH, FL 33014

D200



1 Demolition North Side Elevation
SCALE: 3/16" = 1'-0"

GENERAL NOTES:

- Contractor to verify all dimensions indicated on the drawings prior to fabricate of any windows and doors.
- Neither the owner, nor the Architect, shall be responsible for damages resulting from the Contractor's work.
- Contractor is responsible for coordination of access to site and acceptable times of work schedule with building management prior to commencement of work.
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- Contractor to inform Architect of discovery of any mold found. Contractor to provide remediation options to Owner.
- Contractor to inform Architect of discovery of any asbestos found. Contractor to provide abatement options to Owner.

DEMOLITION NOTES:

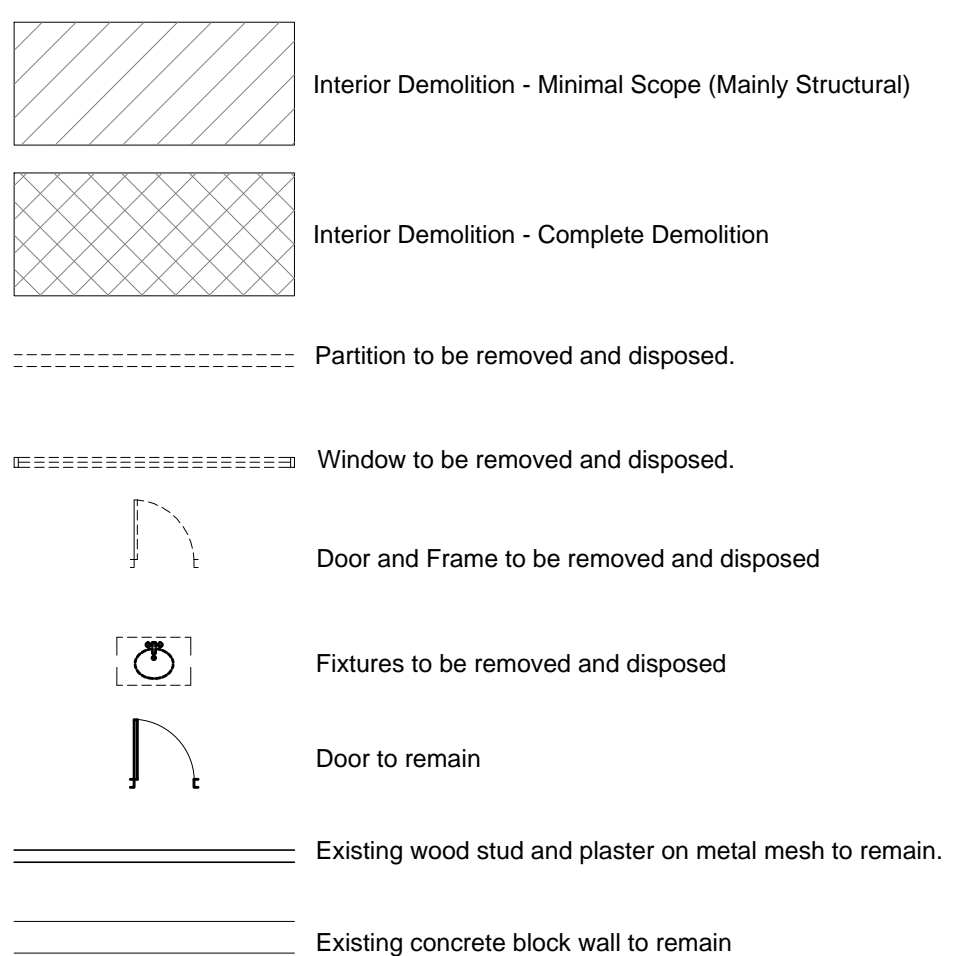
- N-01 Building Exterior-Any stucco work and decorative ornamentation removed or disturbed during the structural repairs of the facade must be repaired to match existing condition and finish. For decorative features, plaster molds should be made prior to any demolition so that the ornamentation can be replaced once the repairs are complete.
- N-02 Existing entry stoop, stairs and ramps are to be repaired or replaced if any cracks or structural damage. Any and all existing finishes are to be removed in order to make the repairs. If the finish material can not be saved or properly patched a similar finish material will be selected for installation. The stairs and ramp are to meet ADA requirements.
- N-03 Existing entry storefront doors and transom to be removed, surrounding structure to be reinforced to accept a new NOA storefront doors and transom. Area around storefront doors and transom to be patched to match existing finish.
- N-04 Existing windows to be removed, surrounding structure to be reinforced to accept new NOA windows. Area around windows to be patched to match existing finish.
- N-05 Existing hollow metal door and frame to be removed, surrounding structure to be reinforced to accept new NOA hollow metal door and frame. Area around hollow metal door and frame to be patched to match existing finish.
- N-06 Lobby Interior-The scope of work for the basement level is to remove all MEPFP systems that are no longer viable so that they can be replaced in a future phase when the interior of the space is remodeled. The interior finishes are to remain until it is determined if the finishes have a historic or are of significant value to the project. If it is determined that these finishes are not of value, the GC will be notified of which finishes, built in furniture (reception desk) etc. are to be removed and which are to remain or be removed for use in a future phase when the interior of the space is remodeled.
- N-07 Basement BOH Interior-The scope of work for the basement level is to remove all MEPFP systems and none load bearings walls, finishes, equipment, plumbing fixtures and doors and frames as listed in more detail below. The objective is to take the space down to the structure in order to expose the structure so that all of the necessary damage is exposed and the repairs can be properly made.
- Remove the entire mechanical, electrical, plumbing and fire protection systems. Cap all systems at the point of entry into the building. All openings of MEPFP items that have penetrated the exterior are to be closed structurally. Exterior finish is to be patched to match existing.
 - Remove all kitchen equipment including hoods and vents. All vent openings that penetrate the exterior are to be closed structurally. Opening finish is to be patched to match existing.
 - All bathroom fixtures are to be removed.
 - All doors and frames are to be removed.
 - All interior none bearing walls are to be removed. There are decorative open face CMU screen blocks that should be removed with care and stored for use in a future phase when the interior of the space is remodeled.
 - All interior floor wall and ceiling finishes are to be removed and the surfaces prepared to receive new finishes in a future phase when the interior of the space is remodeled.
- N-08 Stairs-Existing stairs are to remain. All stair finishes are to be removed and the surfaces prepared to receive new finishes in a future phase when the interior of the space is remodeled. Existing railings and fire rated door and frame to remain. For the stairs leading down to the basement level, the stairs are to be cleaned of any debris and if structural damage is noted, they are to be structural repaired as required.
- N-09 Elevator-Existing elevator to be removed. The elevator cab, piston, structural supports and MEPFP systems to be removed from the elevator shaft interior. The elevator shaft interior surfaces are to be prepared to receive new elevator in a future phase when the interior of the space is remodeled. If the elevator cab is considered to have historic value because of its age, it is to be taken apart, removed and stored for use in a future phase when the interior of the space is remodeled.
- N-10 A/C Unit-Provide a new opening at the exterior wall directly below the existing window in order to place a thru wall PTAC a/c unit in a future phase when the interior of the space is remodeled. The new opening to be structurally reinforced to accept a new NOA a/c enclosure. Finish area around enclosure to be patched to match existing finish.
- N-11 Hotel Room/Corridor Interior-There is no anticipated work to be performed in these areas as part of this phase of the project with the exception of any structural repair work that would have to be done in order to secure the interior floors and or bearing walls on the floor.

DEMOLITION NOTES: continued

- N-11 Building Roof-The scope for the building roof includes removal of all existing roofing material down to the structural deck prior to replacing with a new roofing system. As part of the scope the following is to be included.
- Repair and replacement of any structural element and roof decking required to insure the roof structure meets current code. This includes the main roof as well as the roofing over the elevator shaft and stair enclosure.
 - Structural repair of all parapet walls on both the outer and inner face. This includes the parapet wall that divides the roof into 2 sections.
 - Repair of all stucco work on the outer and inner face of the parapet wall to match existing conditions. The work should include all banding, decorative stucco work and tile. If tiles need to be removed, they need to be preserved to be reinstalled once the stucco and structural repair has been completed. If there is the possibility that decorative stucco work can be damaged, a plaster mold should be made prior to any repair work to insure the decorative pattern can be duplicated if necessary.
 - Portions of the roof will be removed to provide for new openings that will house support the new mechanical systems that will be installed in a future phase. The roof structure should be reinforced for the support of the proposed equipment prior to the installation of the new roof.

ASBESTOS NOTES:

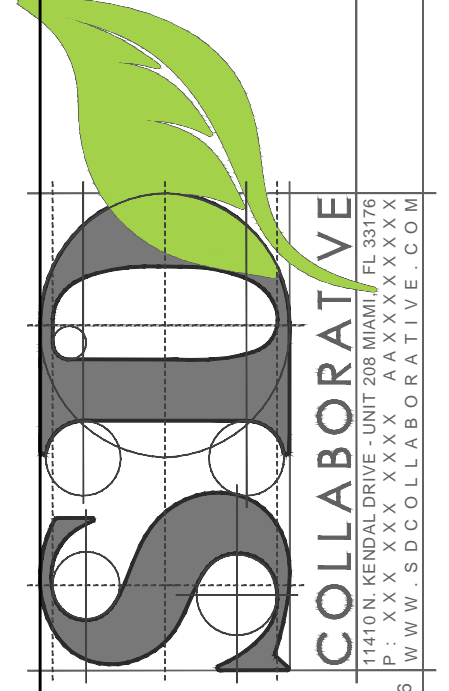
- This notice is provided for information only. Asbestos abatement is not covered under the scope of services provided and is not addressed in these drawings. Services relating to asbestos abatement, demolition, removal, abatement planning, etc. shall be by others and shall be coordinated between the Owner and Owner retained specialist.



Alteration level-2 (F.B.C Existing 2010) (Existing building Scope of Work for this Phase is limited to the building envelope and structural repairs.

2 General and Demolition Notes
SCALE: NTS

2 Symbol Legend
SCALE: NTS



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REV. NO. DATE COMMENTS

PROJECT: BUILDING ENVELOPE & STRUCTURAL REPAIR

NORMANDY HOTEL
6979 COLLINS AVENUE
MIAMI BEACH, FL 33014

PROJECT NO.: 19-023-00
ISSUE DATE: 00-00-0000
SCALE: AS NOTED
DRAWN BY: JCC
CHECKED: DC/PEC

Demolition North Side Elevation

D201

OWNERSHIP AND USE OF THESE DOCUMENTS & SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. WHETHER THE PROJECT THEY ARE MADE FOR IS EXECUTED OR NOT, THEY SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS OR FOR ADDITIONS TO THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.

REV. NO. DATE COMMENTS

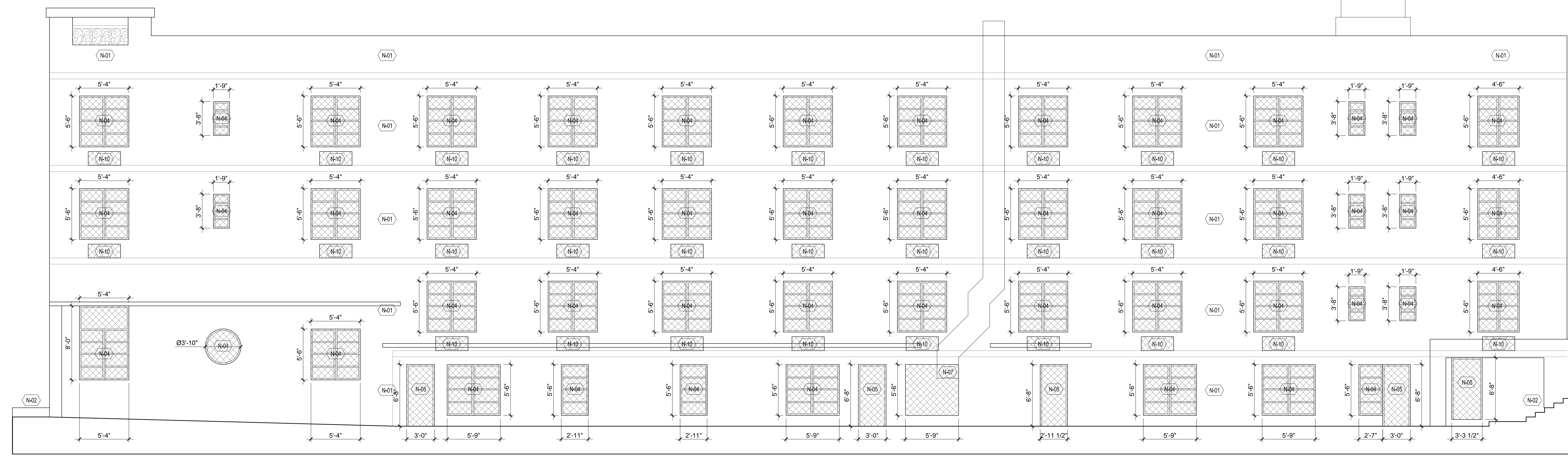
PROJECT: BUILDING ENVELOPE & STRUCTURAL REPAIR

NORMANDY HOTEL
 6979 COLLINS AVENUE
 MIAMI BEACH, FL 33014

PROJECT NO.: 19-023-00
 ISSUE DATE: 00-00-0000
 SCALE: AS NOTED
 DRAWN BY: JCC
 CHECKED: DC/PEC

Demolition South Side Elevation

D202



1 Demolition South Side Elevation
 SCALE: 3/16" = 1'-0"

GENERAL NOTES:

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- Contractor to cap all plumbing lines as required.
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DEMOLITION NOTES:

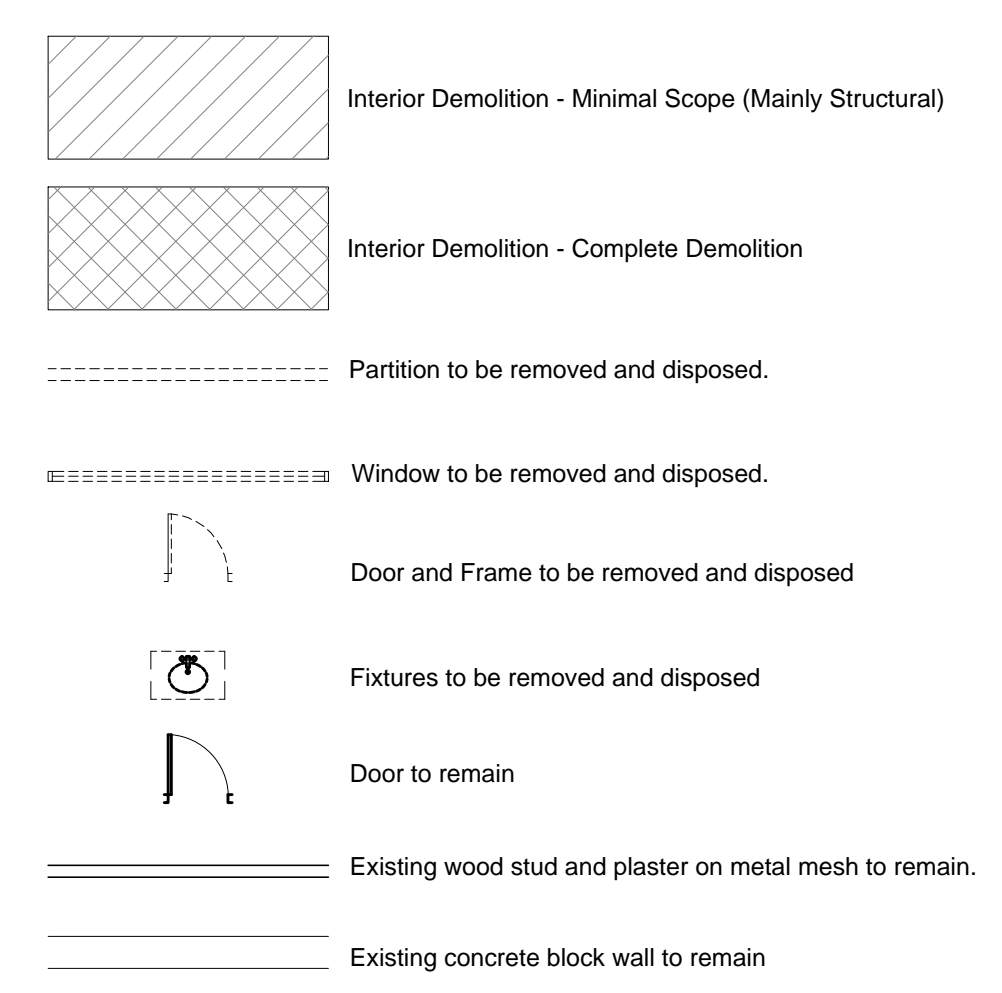
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- N-04 Existing windows** to be removed, surrounding structure to be reinforced to accept new NOA windows. Area around windows to be patched to match existing finish.
- N-05 Existing hollow metal door and frame** to be removed, surrounding structure to be reinforced to accept new NOA hollow metal door and frame. Area around hollow metal door and frame to be patched to match existing finish.
- N-06 Lobby Interior-**The scope of work for the basement level is to remove all MEPPF systems that are no longer viable so that they can be replace in a future phase when the interior of the space is remodeled. The interior finishes are to remain until it is determined if the finishes have a historic or are of significant value to the project. If it is determined that these finishes are not of value, the GC will be notified of which finishes, built in furniture (reception desk) etc. are to be removed and which are to remain or be removed for use in a future phase when the interior of the space is remodeled.
- N-07 Basement BOH Interior-**The scope of work for the basement level is to remove all MEPPF systems and none load bearings walls, finishes, equipment, plumbing fixtures and doors and frames as listed in more detail below. The objective is to take the space down to the structure in order to expose the structure so that all of the necessary damage is exposed and the repairs can be properly made.
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DEMOLITION NOTES: continued

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ASBESTOS NOTES:

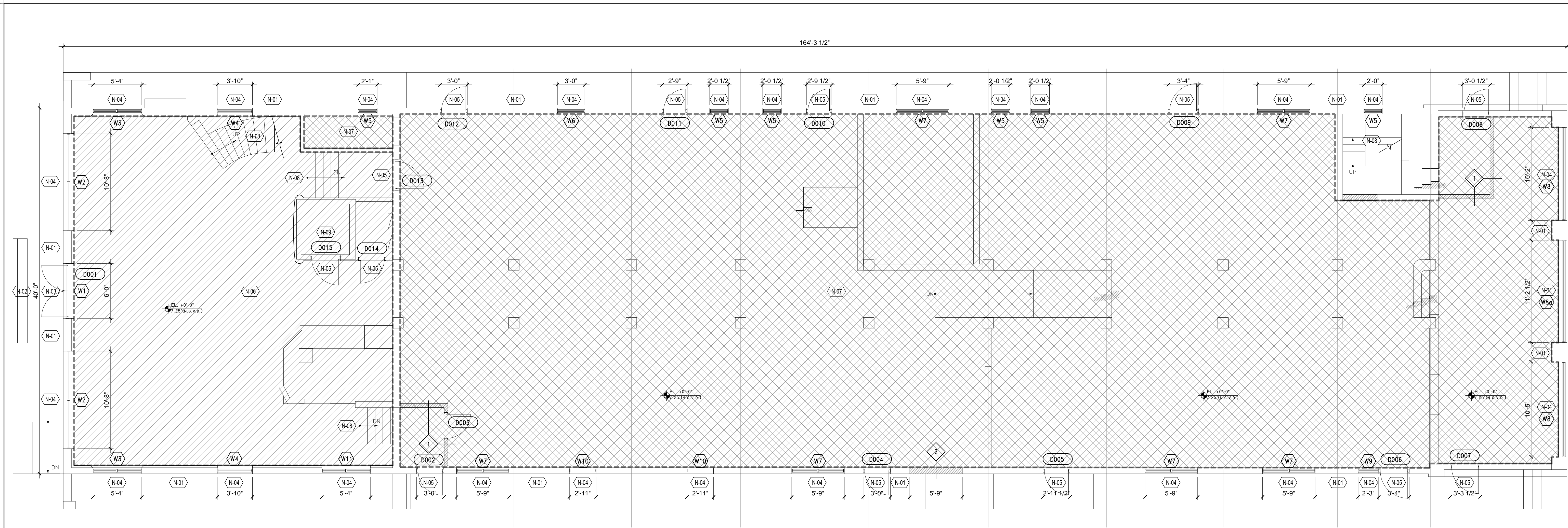
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Alteration level-2 (F.B.C Existing 2010) (Existing building)
 Scope of Work for this Phase is limited to the building envelope and structural repairs.

2 Symbol Legend
 SCALE: NTS

2 General and Demolition Notes
 SCALE: NTS



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 PH: 754.344.1111 FAX: 754.344.1112
 WWW.COLLABORATIVE.COM

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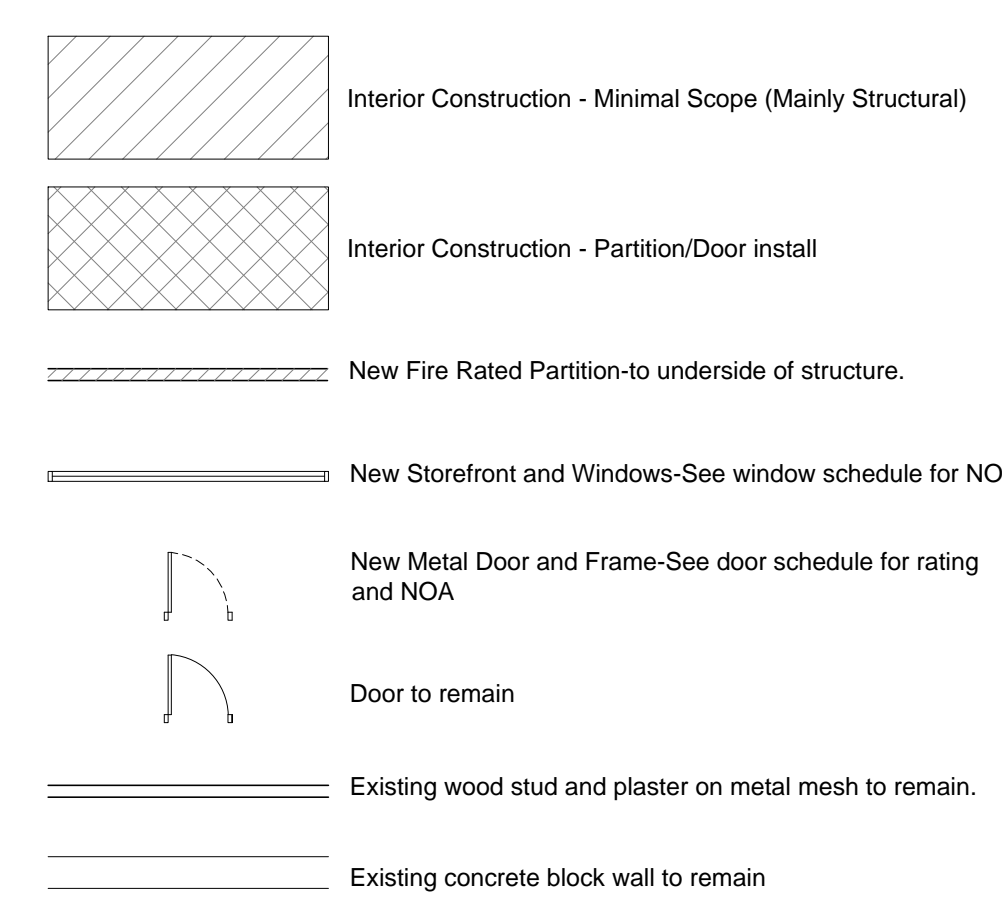
REV. NO.	DATE	COMMENTS

1 Basement Floor Plan
 SCALE: 3/16" = 1'-0"

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 - Contractor to inform Architect of discovery of any mold found. Contractor to provide remediation options to Owner.
 - Contractor to inform Architect of discovery of any asbestos found. Contractor to provide abatement options to Owner.

- CONSTRUCTION NOTES:**
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- N-02 Repaired stoop, stairs and ramp to receive new tile finish. Tile color and pattern to be similar to the existing checker board pattern. Provide railing and guard to meet ADA code requirements.
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- N-06 Lobby Interior-Lobby interior to be left clean of any debris. Work is limited to what is shown on sheet A100.
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- N-08 Stairs-The stairs are to be free of any debris. Existing railings and fire rated door and frame to remain. If existing railings do not comply with current code requirements, they are to be replaced.
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- N-10 A/C Unit-Provide a waterproof cover that will be removed at a later phase when the a/c nit and housing is installed. Stucco around new thru-wall a/c housing to be patched to match existing finish. Stucco to be painted, color is TBD.
- N-11 Hotel Room/Corridor Interior-Hotel rooms and corridor interior to be left free of any debris. All doors that open off of the corridor that are not stair or exit doors are to be properly hung with hardware that allows them to be secured from unauthorized entry.
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2 General and Demolition Notes
 SCALE: NTS

2 Symbol Legend
 SCALE: NTS

PROJECT: BUILDING ENVELOPE & STRUCTURAL REPAIR

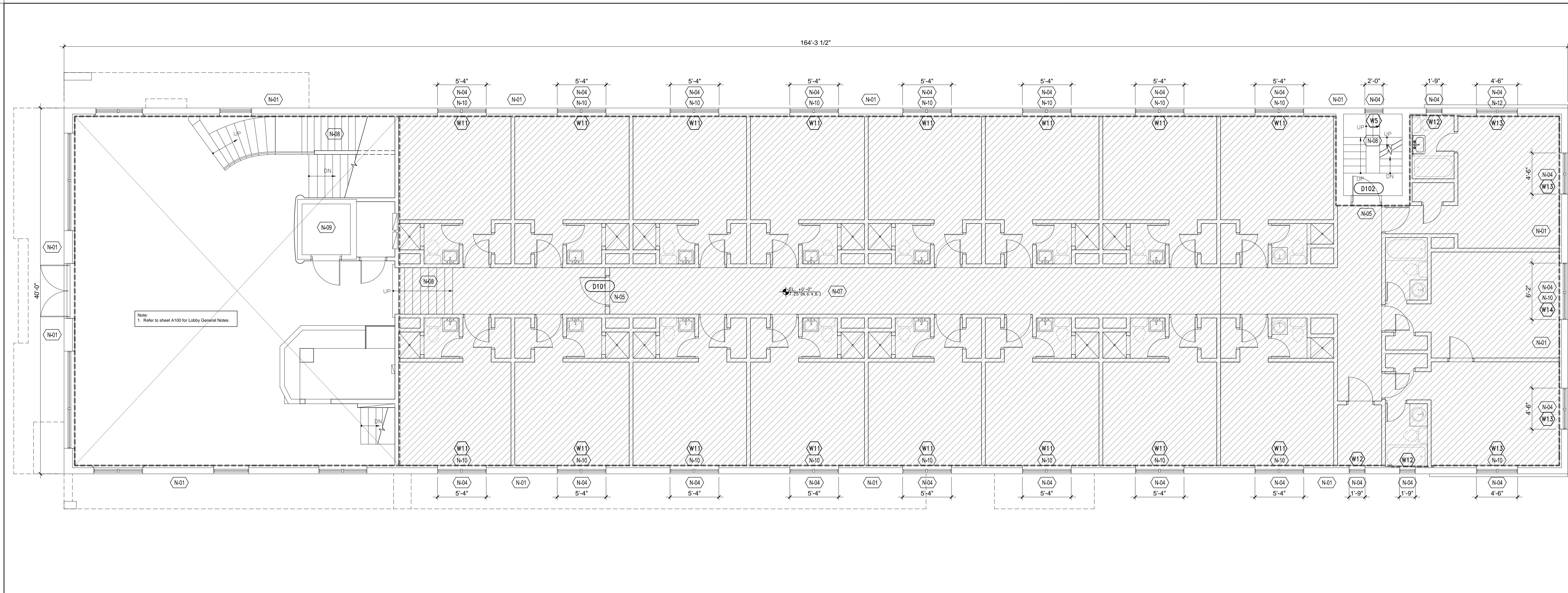
NORMANDY HOTEL
 6979 COLLINS AVENUE
 MIAMI BEACH, FL 33014

PROJECT NO.:	19-023-00
ISSUE DATE:	00-00-0000
SCALE:	AS NOTED
DRAWN BY:	JCC
CHECKED:	DC/PEC

Basement Floor Plan

A100

Alteration level-2 (F.B.C Existing 2010) (Existing building)
 Scope of Work for this Phase is limited to the building envelope and structural repairs.



SD COLLABORATIVE

DULCE M. CONDE, RA ARCHITECT ARCHIBORSA
FRANCISCO CONDE, RA ARCHITECT ARCHIBORSA
P.O. BOX 988 APT. 100 MIAMI BEACH, FL 33139
P.W. 303.666.6666 WWW.SDCOLLABORATIVE.COM

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REV. NO.	DATE	COMMENTS

PROJECT: BUILDING ENVELOPE & STRUCTURAL REPAIR

NORMANDY HOTEL
6979 COLLINS AVENUE
MIAMI BEACH, FL 33014

PROJECT NO.: 19-023-00
ISSUE DATE: 00-00-0000
SCALE: AS NOTED
DRAWN BY: JCC
CHECKED: DC/PEC

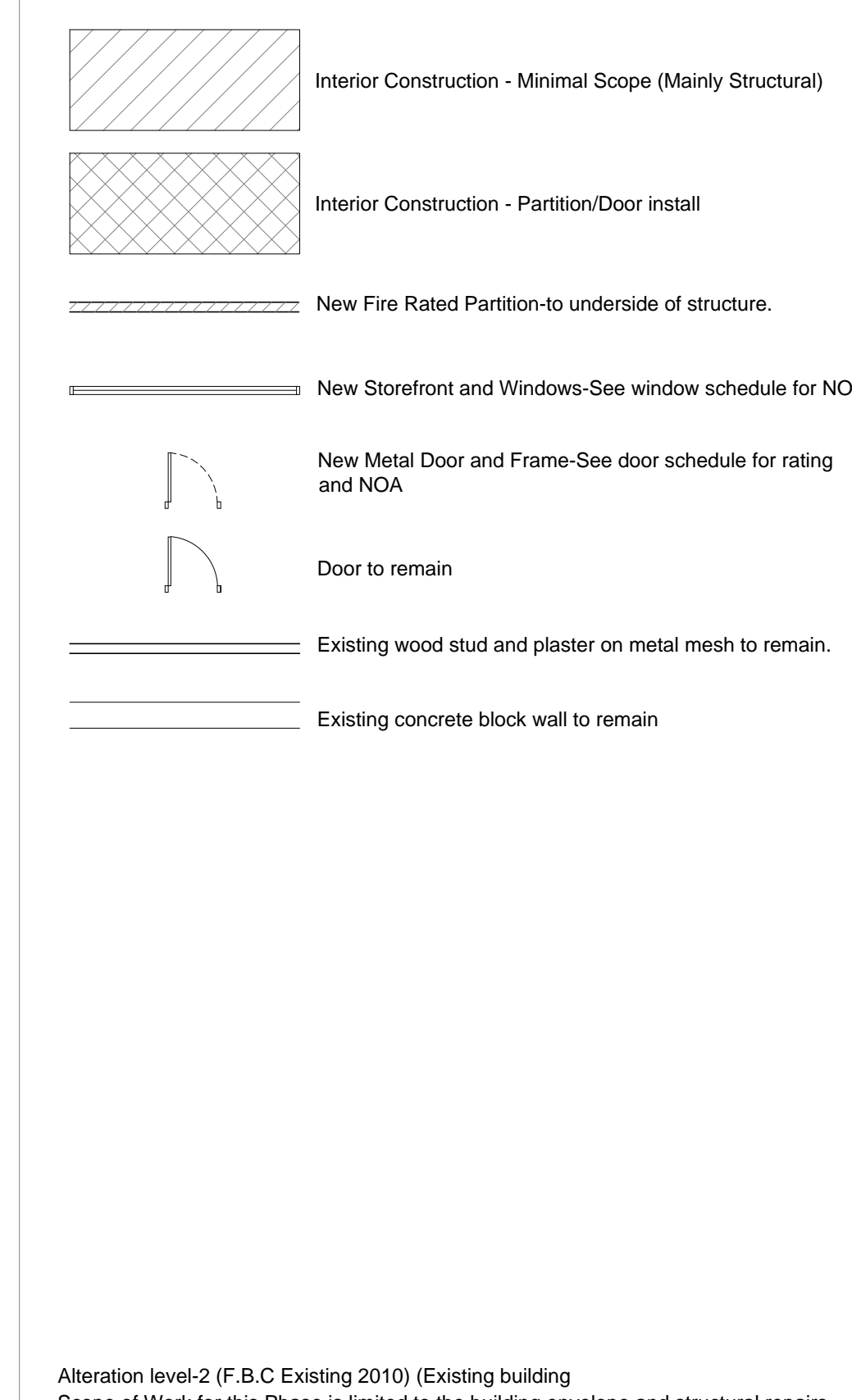
First Floor Plan

1 First Floor Plan
SCALE: 3/16" = 1'-0"

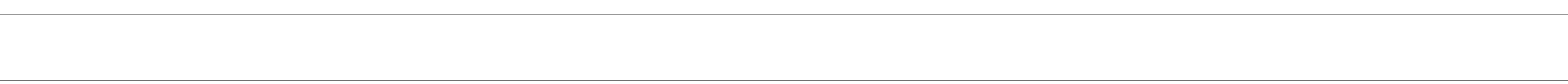
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- CONSTRUCTION NOTES:**
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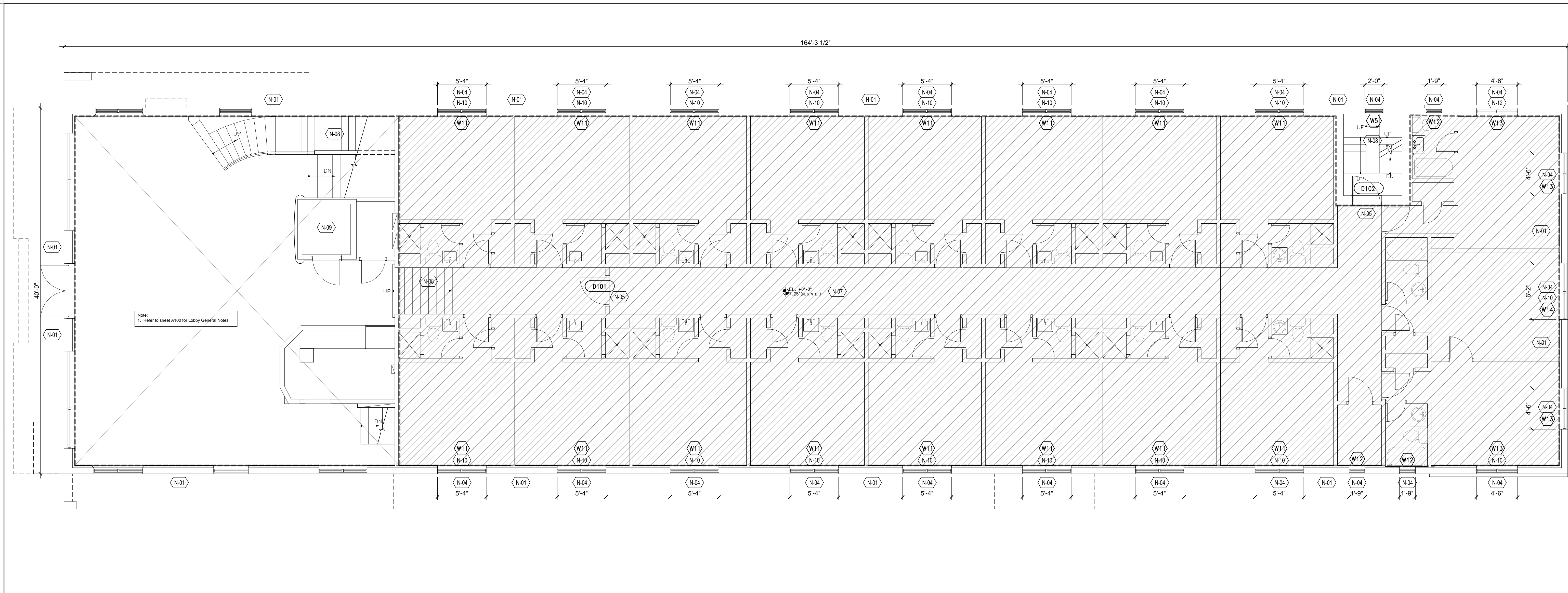


2 General and Construction Notes
SCALE: NTS



Alteration level-2 (F.B.C Existing 2010) (Existing building)
Scope of Work for this Phase is limited to the building envelope and structural repairs.

A101



SD COLLABORATIVE
 ARCHITECTS
 1101 S. MIAMI AVENUE, SUITE 100
 MIAMI, FL 33130
 P: 305.375.4444 F: 305.375.4444
 WWW.SDCOLLABORATIVE.COM

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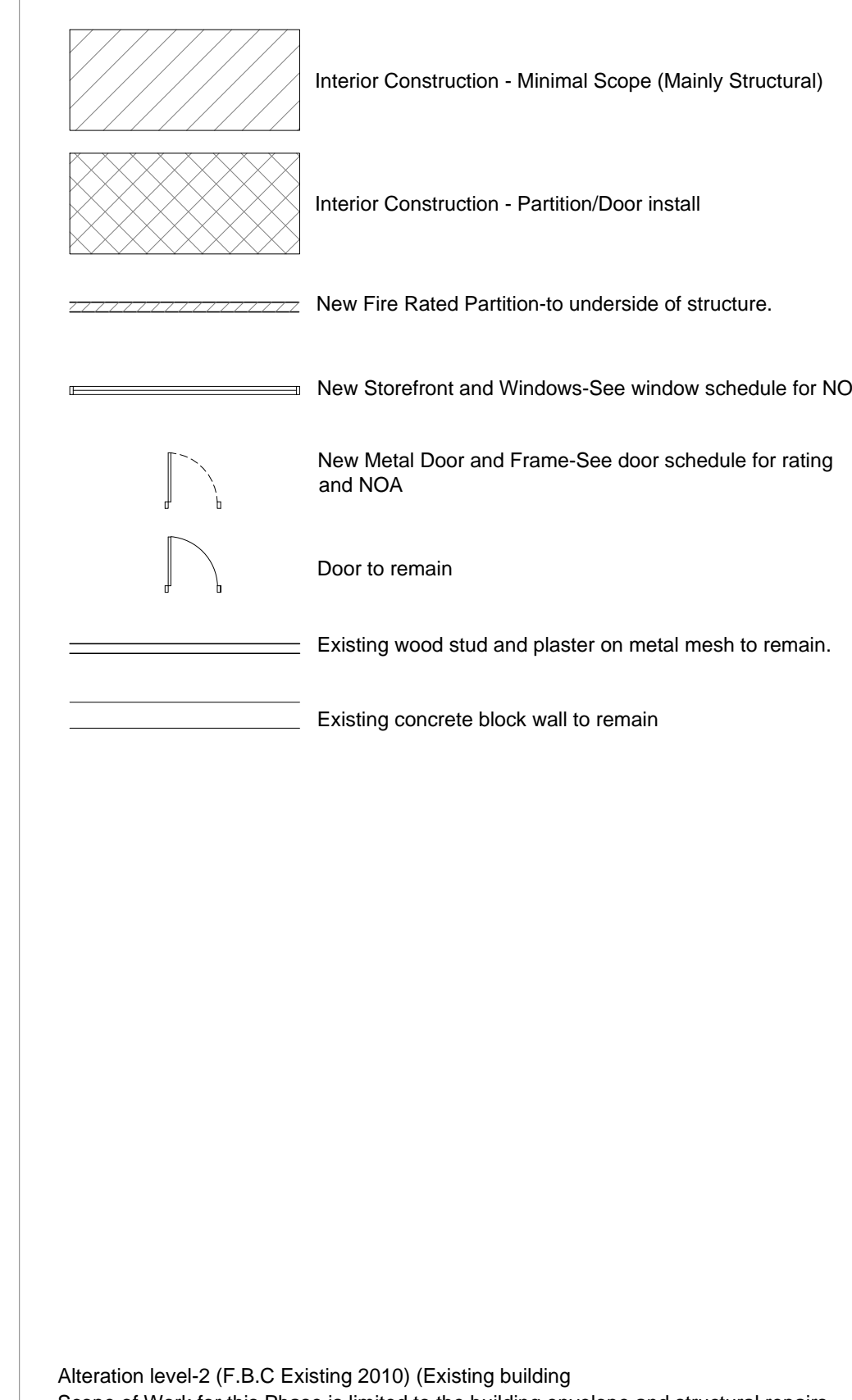
REV. NO.	DATE	COMMENTS

1 First Floor Plan
 SCALE: 3/16" = 1'-0"

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 - N-02** Repaired stoop, stairs and ramp to receive new tile finish. Tile color and pattern to be similar to the existing checker board pattern. Provide railing and guard to meet ADA code requirements.
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 - N-06** Lobby Interior-Lobby interior to be left clean of any debris. Work is limited to what is shown on sheet A100.
 - N-07** Basement BOH Interior-BOH interior to be left free of any debris.
 - N-08** Stairs-The stairs are to be free of any debris. Existing railings and fire rated door and frame to remain. If existing railings do not comply with current code requirements, they are to be replaced.
 - N-09** Elevator-The elevator hoistway opening is to be secured from unauthorized entry.
 - N-10** A/C Unit-Provide a waterproof cover that will be removed at a later phase when the a/c unit and housing is installed. Stucco around new thru-wall a/c housing to be patched to match existing finish. Stucco to be painted, color is TBD.
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2 General and Construction Notes
 SCALE: NTS

Symbol Legend
 SCALE: NTS

PROJECT: BUILDING ENVELOPE & STRUCTURAL REPAIR

NORMANDY HOTEL
 6979 COLLINS AVENUE
 MIAMI BEACH, FL 33014

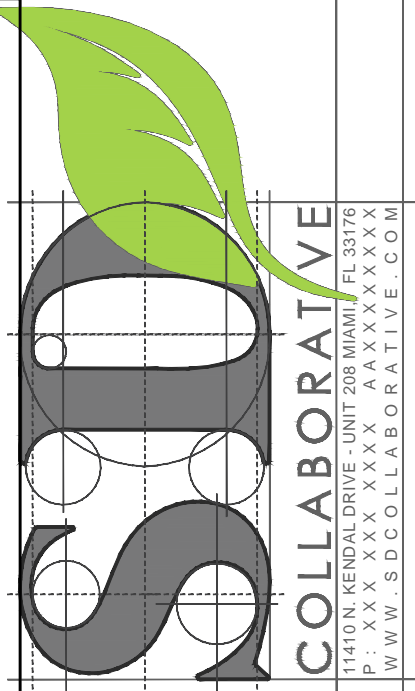
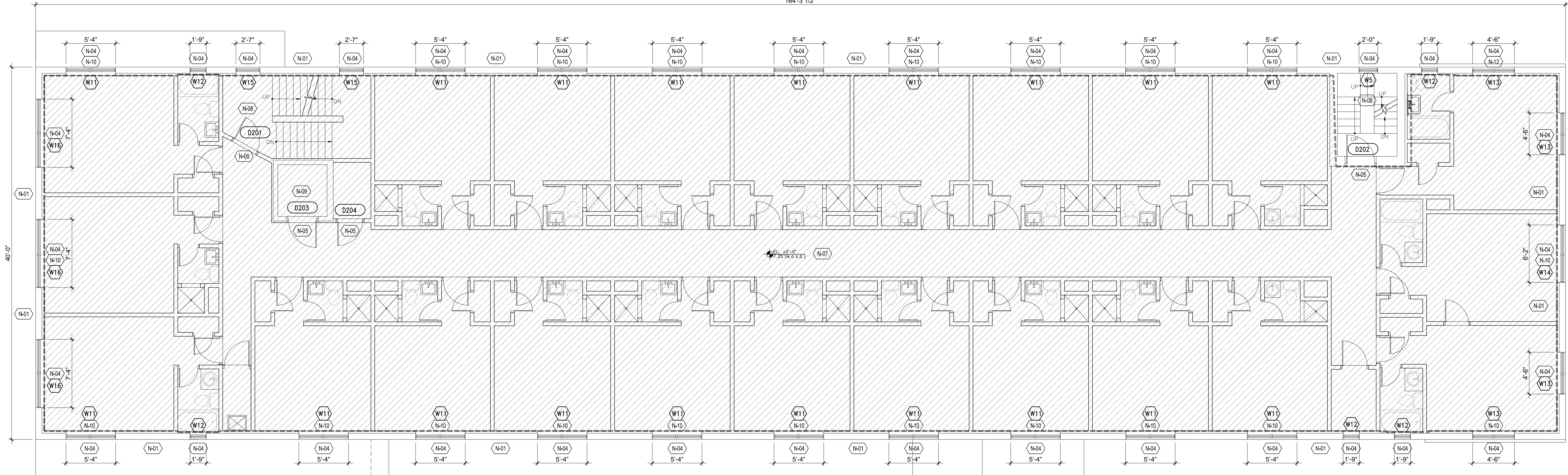
PROJECT NO.:	19-023-00
ISSUE DATE:	00-00-0000
SCALE:	AS NOTED
DRAWN BY:	JCC
CHECKED:	DC/PEC

First Floor Plan

A101

Alteration level-2 (F.B.C Existing 2010) (Existing building)
 Scope of Work for this Phase is limited to the building envelope and structural repairs.

164'-3 1/2"



DULCE M. CONDE, P.A. ARCHITECT ARCHIBORSA
 1711 N.W. 11th Avenue, Suite 1000
 Fort Lauderdale, FL 33311
 PH: 754.366.1111 FAX: 754.366.1112
 WWW.SCOLLABORATIVE.COM

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REV. NO. DATE COMMENTS

1 Second Floor Plan
 SCALE: 3/16" = 1'-0"

GENERAL NOTES:

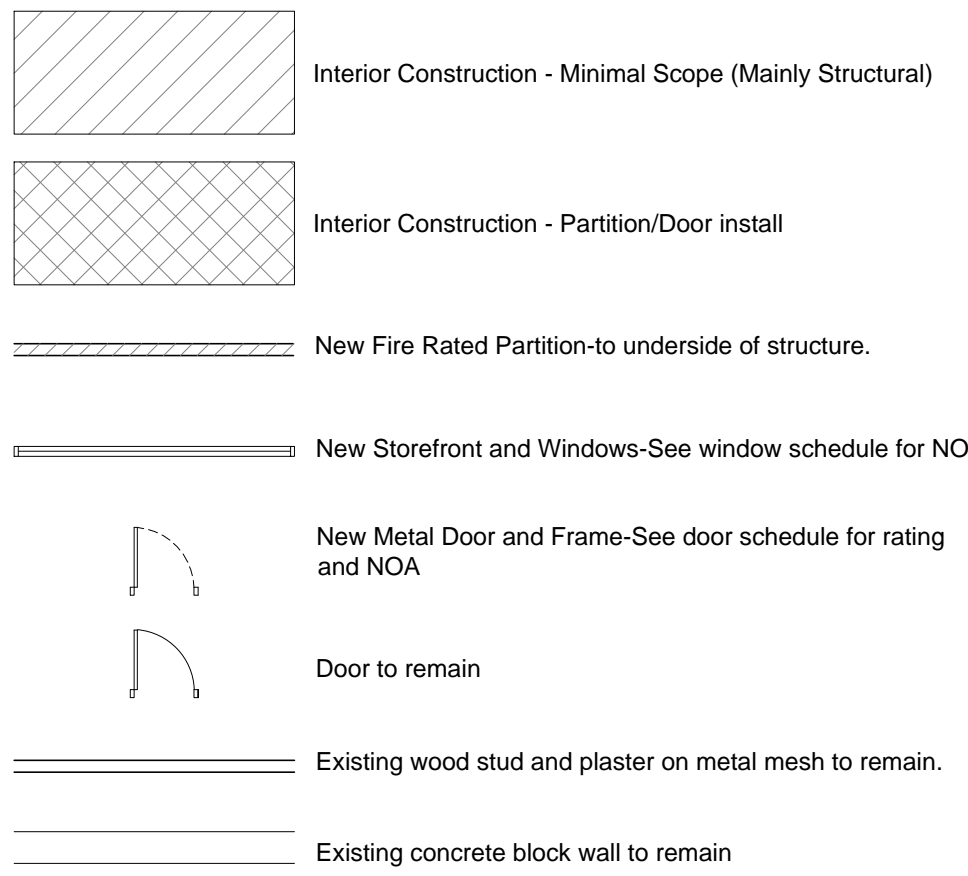
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2 General and Construction Notes
 SCALE: NTS

2 Symbol Legend
 SCALE: NTS

PROJECT: BUILDING ENVELOPE & STRUCTURAL REPAIR

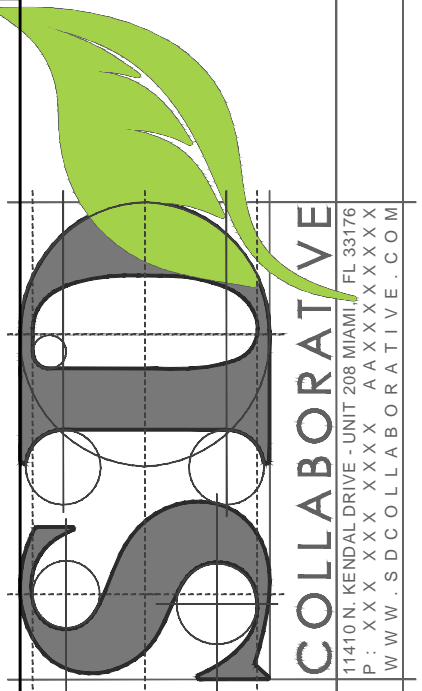
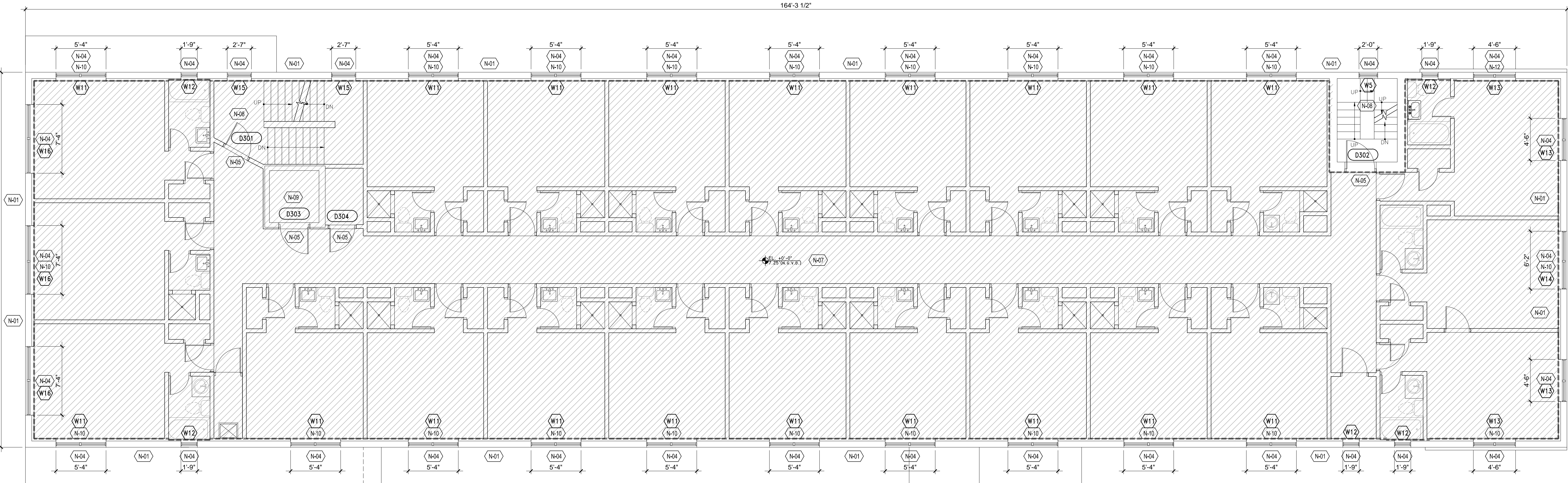
PROJECT NO.: 19-023-00
 ISSUE DATE: 00-00-0000
 SCALE: AS NOTED
 DRAWN BY: JCC
 CHECKED: DC/PEC

Second Floor Plan

A102

Alteration level-2 (F.B.C Existing 2010) (Existing building)
 Scope of Work for this Phase is limited to the building envelope and structural repairs.

NORMANDY HOTEL
 6979 COLLINS AVENUE
 MIAMI BEACH, FL 33014



DULCE M. CONDE, RA ARCHITECT ARCHIBORSA
FRANÇOISE CONDE, RA ARCHITECT ARCHIBORSA
P.O. BOX 330114 MIAMI BEACH, FL 33101
P.W. 330114 COLLABORATIVE, CDM

OWNERSHIP AND USE OF THESE DOCUMENTS & SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. WHETHER THE PROJECT THEY ARE MADE FOR IS EXECUTED OR NOT, THEY SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS OR FOR ADDITIONS TO THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.

REV. NO. DATE COMMENTS

PROJECT: BUILDING ENVELOPE & STRUCTURAL REPAIR

NORMANDY HOTEL
6979 COLLINS AVENUE
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PROJECT NO.: 19-023-00
ISSUE DATE: 00-00-0000
SCALE: AS NOTED
DRAWN BY: JCC
CHECKED: DC/PEC

Third Floor Plan

A103

1 Third Floor Plan
SCALE: 3/16" = 1'-0"

GENERAL NOTES:

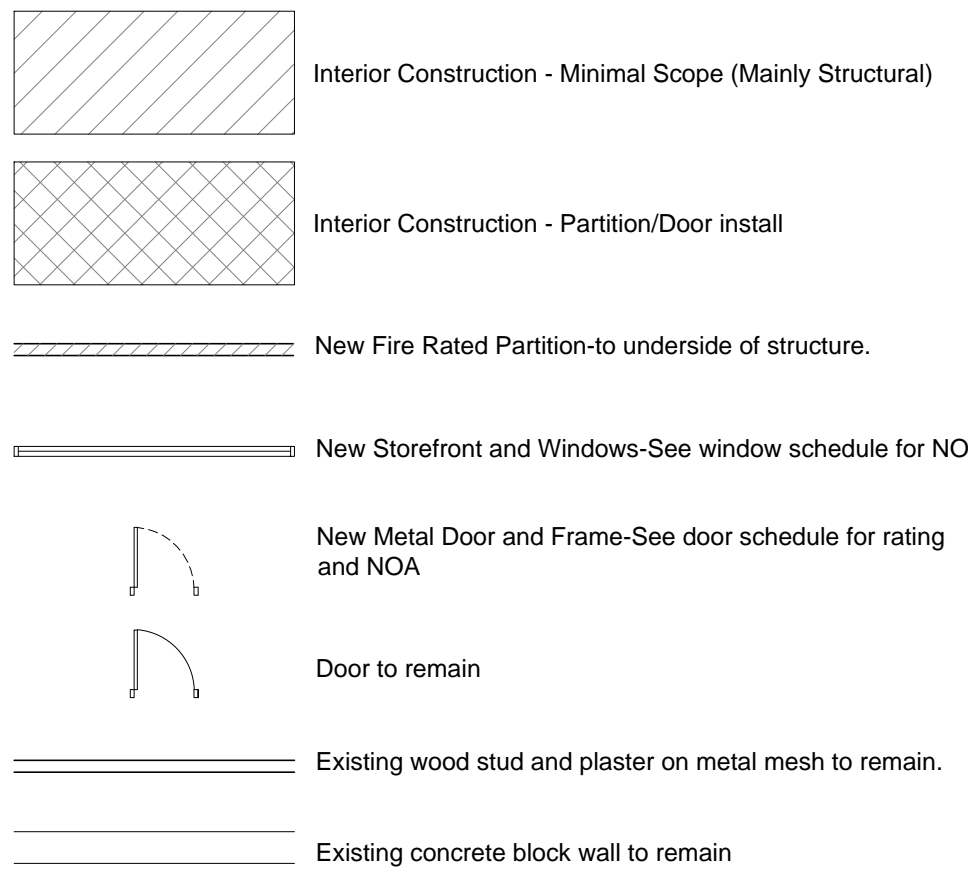
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- Neither the owner, nor the Architect, shall be responsible for damages resulting from the Contractor's work.
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- Contractor to verify location, elevation and condition of all existing utilities prior to the start of demolition work.
- Contractor to cap all plumbing lines as required.
- Contractor to label all cut or disconnected electrical lines to identify circuit on existing electrical panel.
- Contractor to have approved Demolition permit prior to commencement of demolition work.
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- Contractor to inform Architect of discovery of any mold found. Contractor to provide remediation options to Owner.
- Contractor to inform Architect of discovery of any asbestos found. Contractor to provide abatement options to Owner.

CONSTRUCTION NOTES:

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- N-02** Repaired stoop, stairs and ramp to receive new tile finish. Tile color and pattern to be similar to the existing checker board pattern. Provide railing and guard to meet ADA code requirements.
- N-03** New impact storefront doors and transom to have MDC NOA approval. Frame and glass color is TBD. Window subcontractor to provide approved NOA and storefront shop drawing. Stucco around new storefront doors and transom to be patched to match existing finish. Stucco to be painted, color is TBD.
- N-04** New impact single hung window to have MDC NOA approval. Frame and glass color is TBD. Window subcontractor to provide approved NOA and window shop drawing. Stucco around new window to be patched to match existing finish. Stucco to be painted, color is TBD.
- N-05** New exterior hollow metal door and frame to have MDC NOA approval. Door and frame color is TBD. Door and frame subcontractor to provide approved NOA and window shop drawing. Stucco around new window to be patched to match existing finish. Stucco to be painted, color is TBD. New interior hollow metal door and frame. Refer to door schedule for size and rating. Door and frame color is TBD. Finish around new door and frame to be patched to match existing finish. Leave area primed and ready to receive new finish as part of a later phase.
- N-06** Lobby Interior-Lobby interior to be left clean of any debris. Work is limited to what is shown on sheet A100.
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- N-08** Stairs-The stairs are to be free of any debris. Existing railings and fire rated door and frame to remain. If existing railings do not comply with current code requirements, they are to be replaced.
- N-09** Elevator-The elevator hoistway opening is to be secured from unauthorized entry.
- N-10** A/C Unit-Provide a waterproof cover that will be removed at a later phase when the a/c unit and housing is installed. Stucco around new thru-wall a/c housing to be patched to match existing finish. Stucco to be painted, color is TBD.
- N-11** Hotel Room/Corridor Interior-Hotel rooms and corridor interior to be left free of any debris. All doors that open off of the corridor that are not stair or exit doors are to be properly hung with hardware that allows them to be secured from unauthorized entry.
- N-12** Building Roof-The repaired stucco parapet to be patched to match existing finish. Stucco to be painted, color is TBD. New roof will be a single ply roofing membrane over tapered insulation. GAF was used as the basis for the design, GC will be allowed to submit an or equal product.

ASBESTOS NOTES:

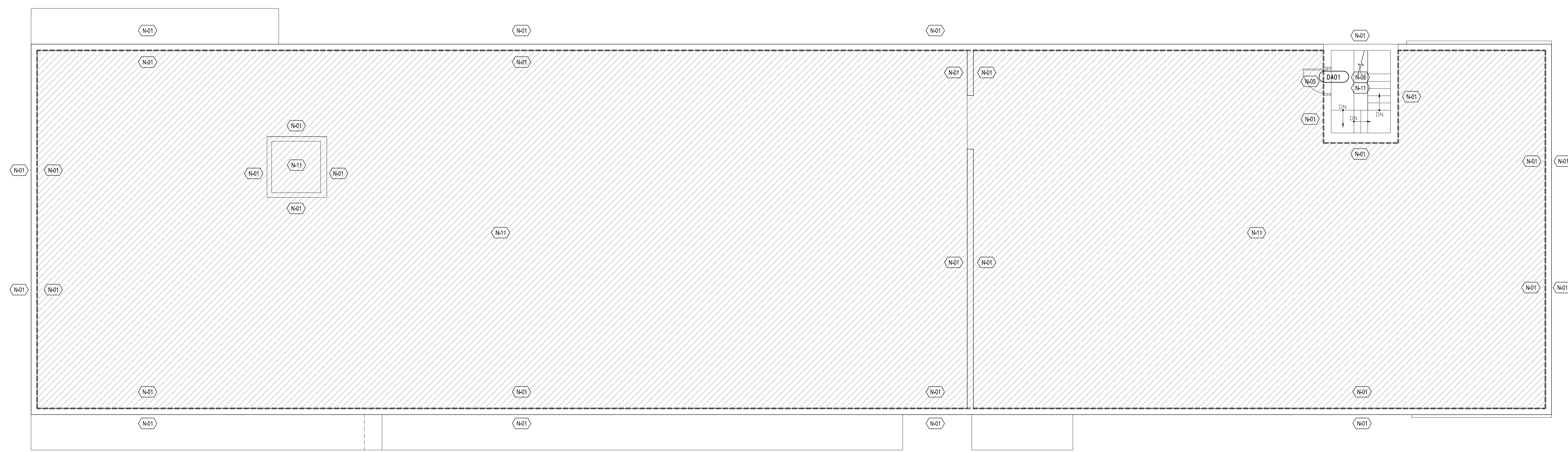
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Alteration level-2 (F.B.C Existing 2010) (Existing building)
Scope of Work for this Phase is limited to the building envelope and structural repairs.

2 General and Construction Notes
SCALE: NTS

2 Symbol Legend
SCALE: NTS



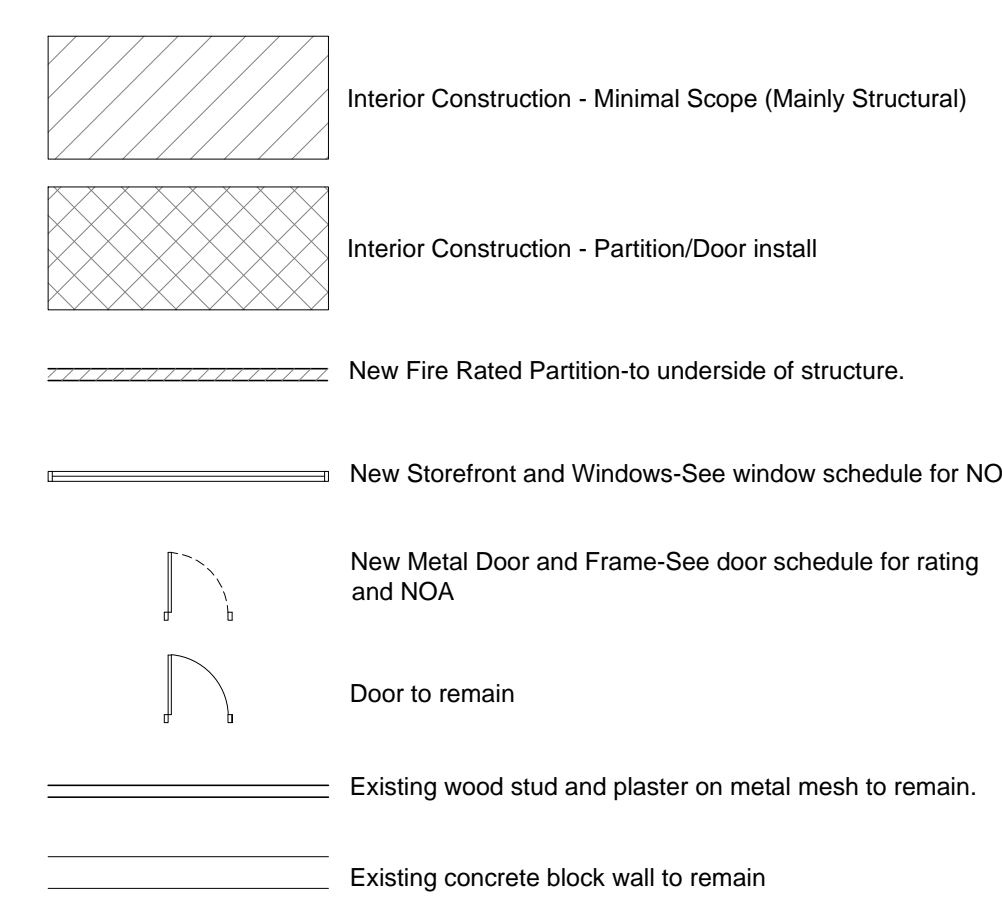
1 Roof Plan
 SCALE: 3/16" = 1'-0"

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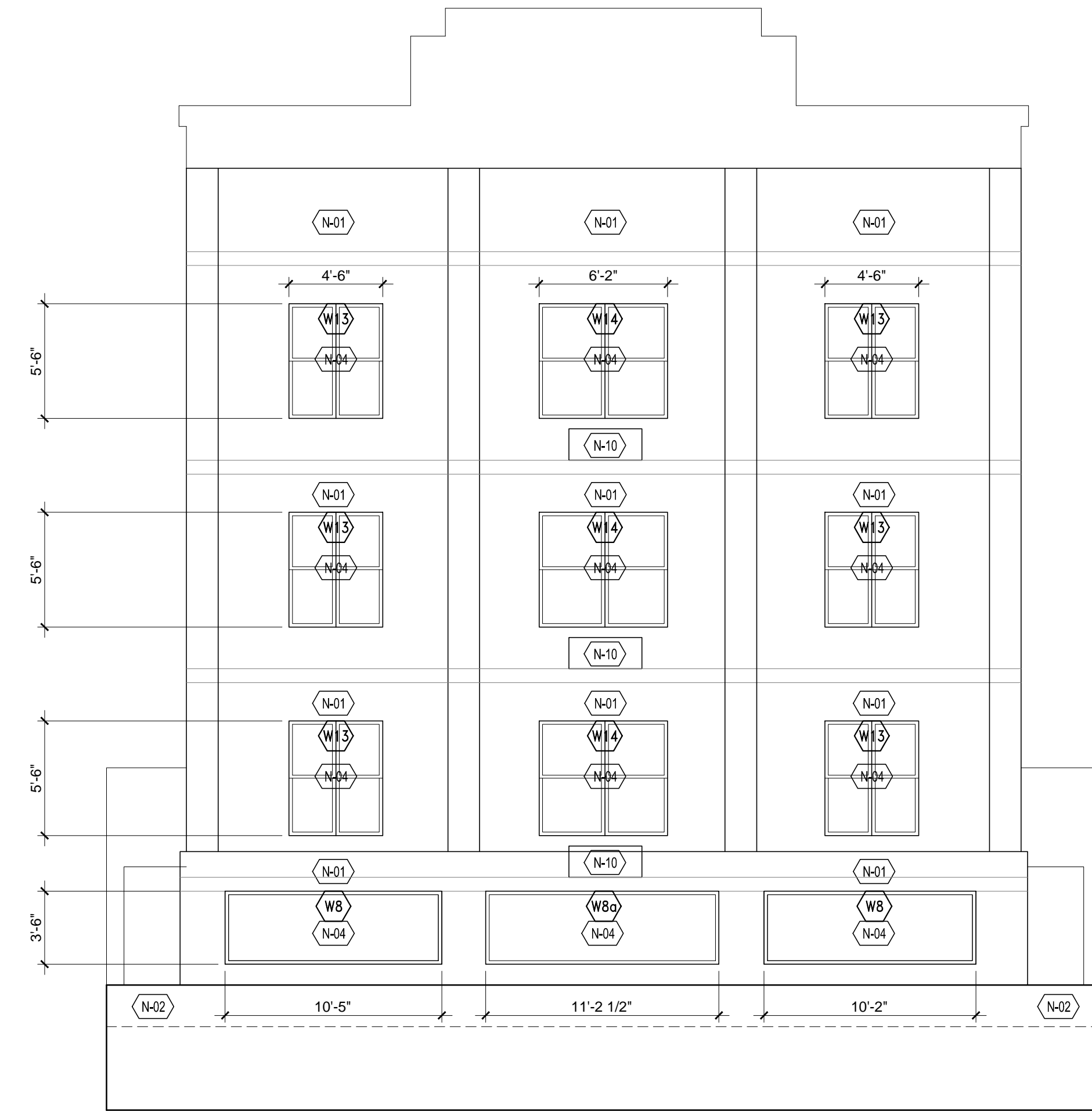
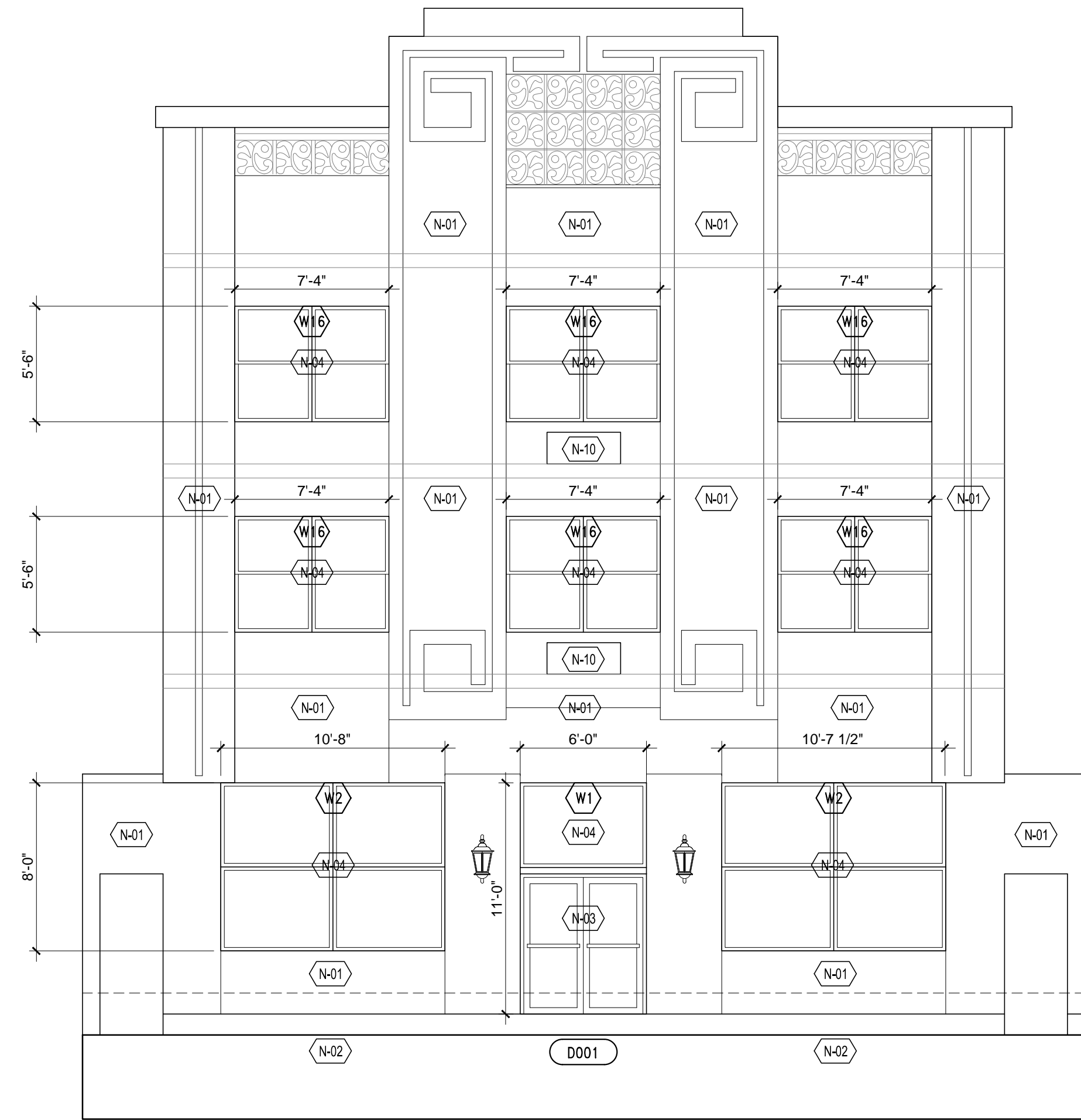
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Alteration level-2 (F.B.C Existing 2010) (Existing building)
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2 General and Construction Notes
 SCALE: NTS

2 Symbol Legend
 SCALE: NTS



1 Front and Rear Elevation
SCALE: 3/16" = 1'-0"

GENERAL NOTES:

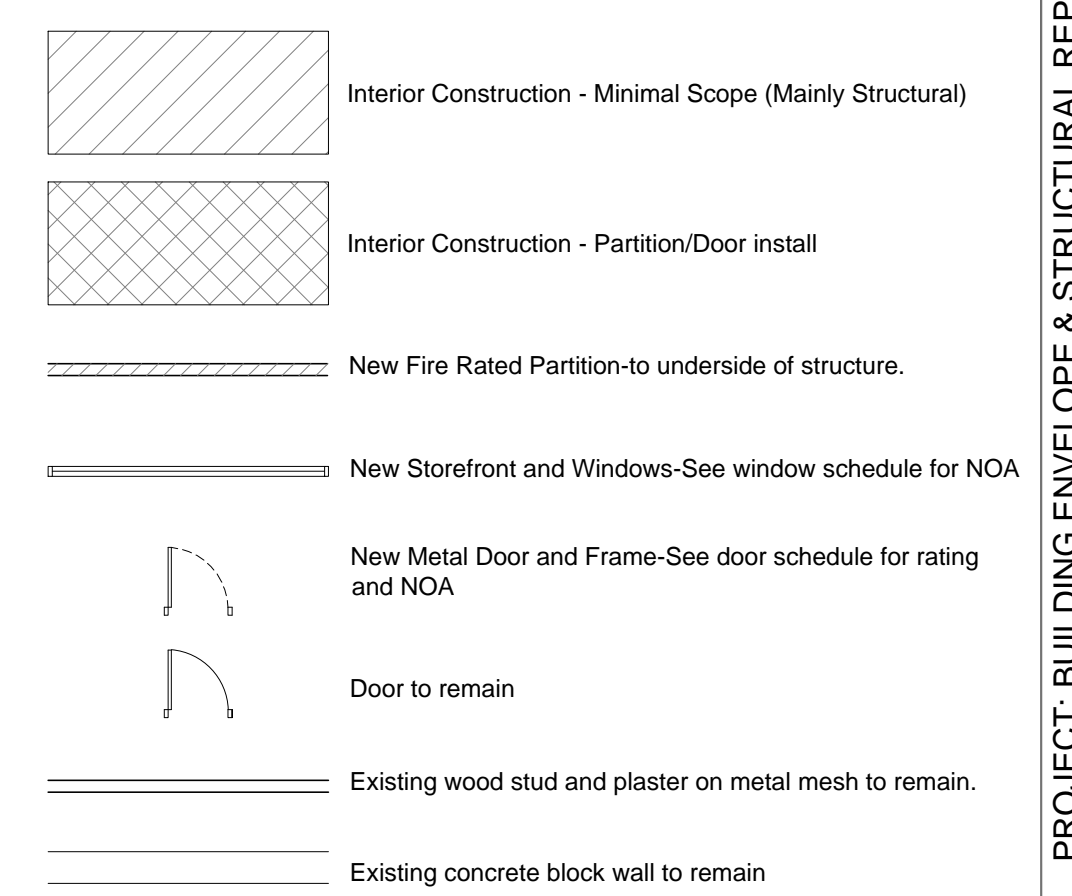
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2 General and Construction Notes
SCALE: NTS

Alteration level-2 (F.B.C Existing 2010) (Existing building)
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2 Symbol Legend
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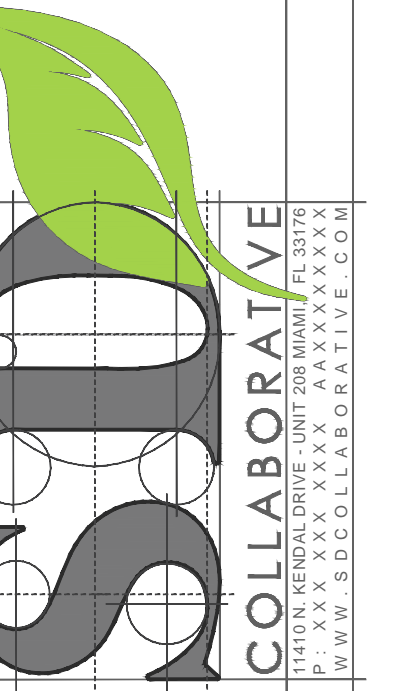
REV. NO. DATE COMMENTS

PROJECT: BUILDING ENVELOPE & STRUCTURAL REPAIR

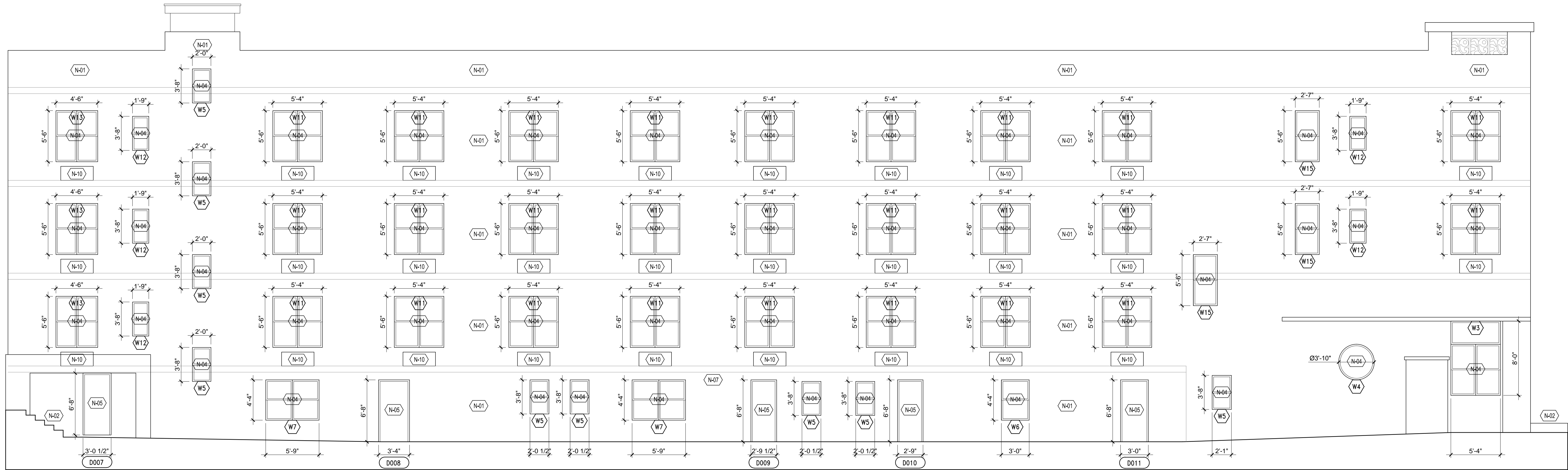
PROJECT NO.: 19-023-00
ISSUE DATE: 00-00-0000
SCALE: AS NOTED
DRAWN BY: JCC
CHECKED: DC/PEC

Front and Rear Elevation

A200



DULCE M. CONDE, RA ARCHITECT ARCHIBORSA
FRANCISCO E. CONDE, RA ARCHITECT ARCHIBORSA
P.O. BOX 11111 MIAMI BEACH, FL 33151
WWW.SCOLLABORATIVE.COM



1 North Side Elevation
SCALE: 3/16" = 1'-0"

GENERAL NOTES:

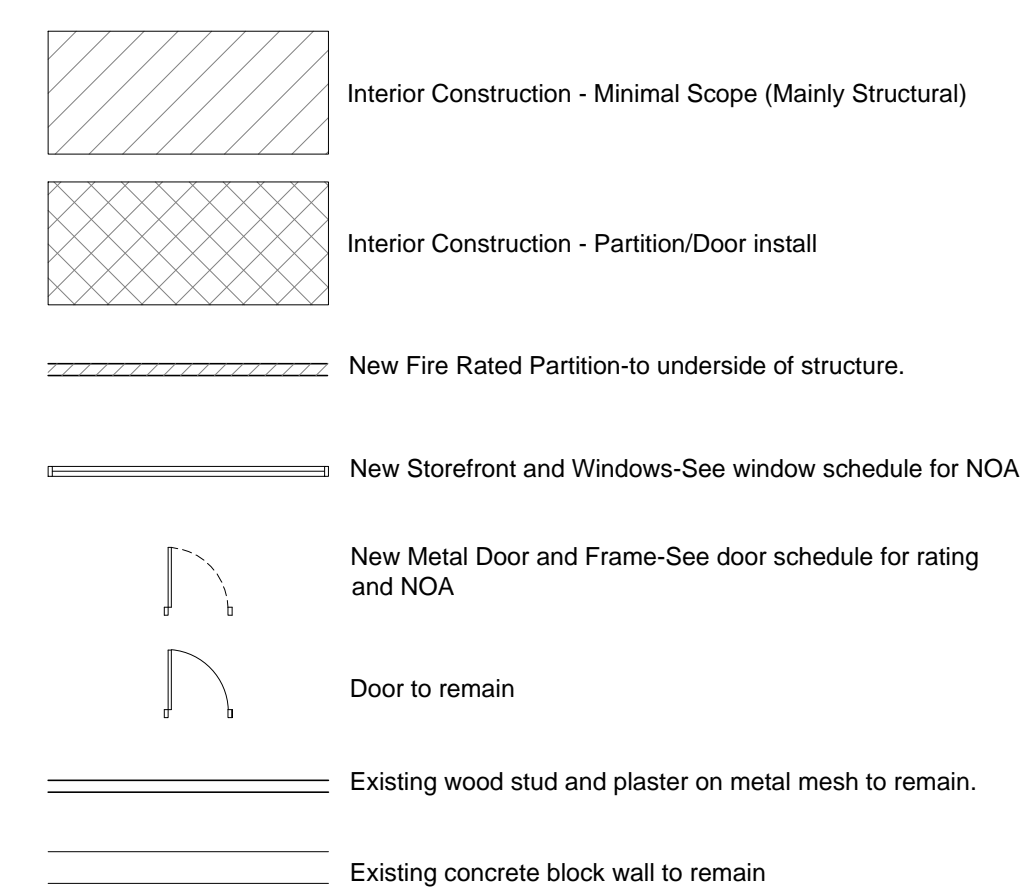
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2 General and Construction Notes
SCALE: NTS

Alteration level-2 (F.B.C Existing 2010) (Existing building)
Scope of Work for this Phase is limited to the building envelope and structural repairs.

2 Symbol Legend
SCALE: NTS

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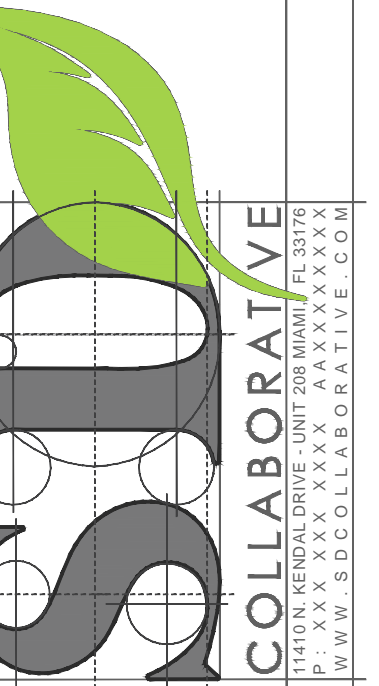
REV. NO. DATE COMMENTS

PROJECT: BUILDING ENVELOPE & STRUCTURAL REPAIR

PROJECT NO.: 19-023-00
ISSUE DATE: 00-00-0000
SCALE: AS NOTED
DRAWN BY: JCC
CHECKED: DC/PEC

North Side Elevation

NORMANDY HOTEL
6979 COLLINS AVENUE
MIAMI BEACH, FL 33014



DULCE M. CONDE, P.A. ARCHITECT ARCHIBORO
FRANCILO E. CONDE, P.A. ARCHITECT ARCHIBORO
P.O. BOX 3333 MIAMI BEACH, FL 33133
WWW.SCOLLABORATIVE.COM

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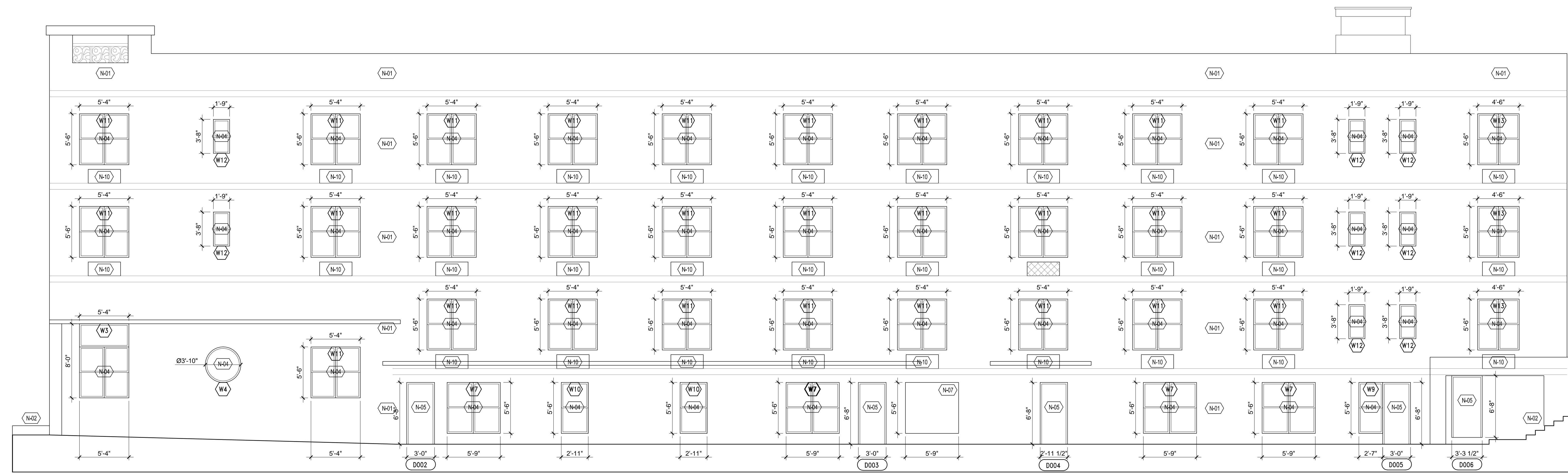
REV. NO. DATE COMMENTS

PROJECT: BUILDING ENVELOPE & STRUCTURAL REPAIR

NORMANDY HOTEL
6979 COLLINS AVENUE
MIAMI BEACH, FL 33014

PROJECT NO.: 19-023-00
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SCALE: AS NOTED
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South Side Elevation

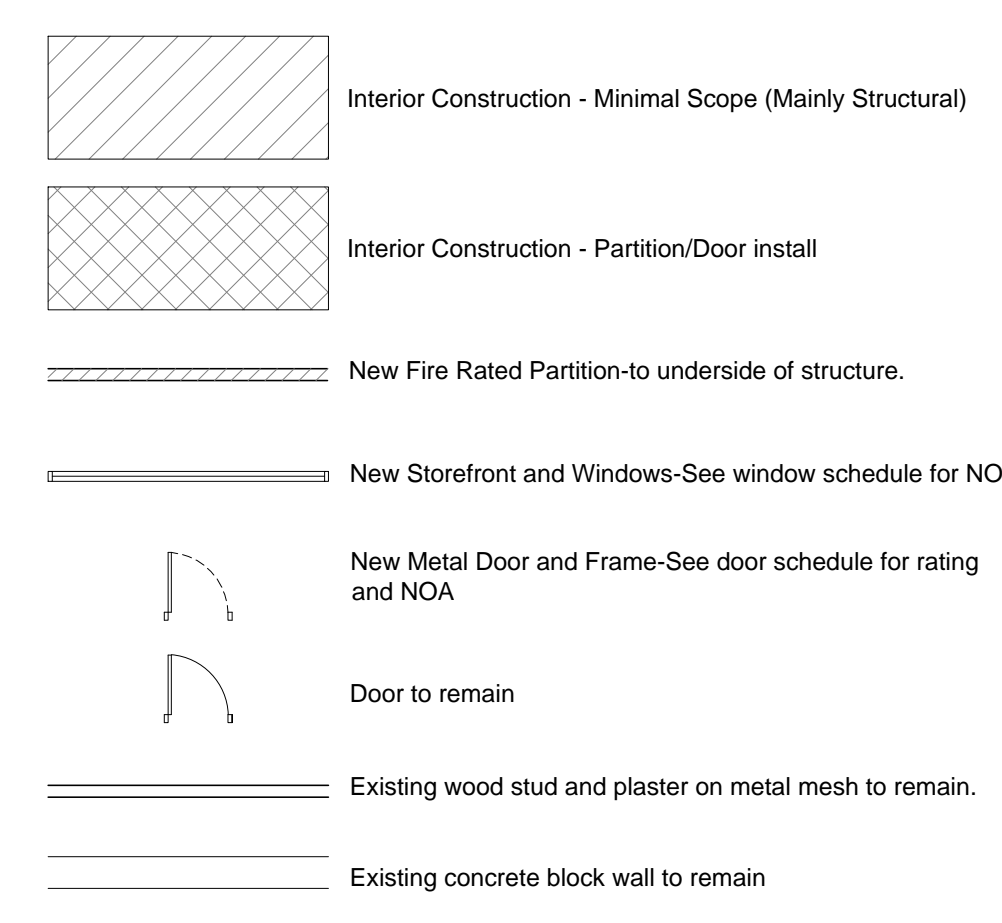


1 South Side Elevation
SCALE: 3/16" = 1'-0"

- GENERAL NOTES:**
- Contractor to verify all dimensions indicated on the drawings prior to fabricate of any windows and doors.
 - Neither the owner, nor the Architect, shall be responsible for damages resulting from the Contractor's work.
 - Contractor is responsible for coordination of access to site and acceptable times of work schedule with building management prior to commencement of work.
 - Under no circumstances shall the Contractor leave excavated trenches, or parts of, exposed or open at the end of the working day, weekends, holidays, or other times when the contractor is not present on site.
 - All debris from demolition work shall be disposed off site.
 - Contractor to comply with all OSHA, Federal, State, County, and City ordinances and Safety requirements.
 - Contractor to verify location, elevation and condition of all existing utilities prior to the start of demolition work.
 - Contractor to cap all plumbing lines as required.
 - Contractor to label all cut or disconnected electrical lines to identify circuit on existing electrical panel.
 - Contractor to have approved Demolition permit prior to commencement of demolition work.
 - Contractor/Owner to have service disconnect letter from all required utility companies prior to commencement of work.
 - Contractor is solely responsible for complying with all Federal, State, County, and City regulations for securing site.
 - Contractor shall be responsible for visiting the site prior to bidding and familiarizing himself with all existing conditions affecting the work, including but not limited to private and public utilities and other support facilities.
 - Contractor shall comply with all applicable local, state and federal building codes. Permit shall be posted in a visible place at all times.
 - Contractor shall avoid interference with the normal work flow and proper functioning of all surrounding properties.
 - If the normal work flow of an area must be interrupted in order to proceed with the schedule, proper notice must be given the adjacent property owners being affected by such work, 3 days in advance, and permission to be obtained prior to commencement of such work.
 - Contractor to shore as required during demolition. Notify Architect/Engineer of any problems and/or discrepancies or inconsistencies immediately.
 - Contractor shall be responsible for removing debris and construction material from the site. Contractor shall also be responsible for properly cleaning all areas both on a daily basis and prior to final acceptance by the Owner.
 - Items indicated by the Owner to be relocated and/or stored must be carefully removed and stored to avoid damage.
 - Contractor is responsible for including in his bid, work and material costs for any change or alteration of adjacent areas to be disturbed during demolition and constructions.
 - Contractor must notify Architect immediately of any un-expected or unknown conditions, any discrepancies with the drawings and /or contract documents and any errors and omissions on the drawings prior to bidding and proceeding with work.
 - Contractor to inform Architect of discovery of any mold found. Contractor to provide remediation options to Owner.
 - Contractor to inform Architect of discovery of any asbestos found. Contractor to provide abatement options to Owner.

- CONSTRUCTION NOTES:**
- N-01 The entire building is to be skim coated with a new coat of stucco to give the building an overall smooth and level finish (in addition to the areas that are to receive new stucco). Prior to any stucco work, GC to confirm existing stucco is adhered properly to existing structure, any stucco area that is not to be removed as well as all existing stucco cracks are to be repaired. All decorative stucco ornamentation is to be repaired to the buildings original design. All stucco work to be a min of 3/4" in thickness and have a smooth finish. Stucco to be painted, color is TBD.
- N-02 Repaired stoop, stairs and ramp to receive new tile finish. Tile color and pattern to be similar to the existing checker board pattern. Provide railing and guard to meet ADA code requirements.
- N-03 New impact storefront doors and transom to have MDC NOA approval. Frame and glass color is TBD. Window subcontractor to provide approved NOA and storefront shop drawing. Stucco around new storefront doors and transom to be patched to match existing finish. Stucco to be painted, color is TBD.
- N-04 New impact single hung window to have MDC NOA approval. Frame and glass color is TBD. Window subcontractor to provide approved NOA and window shop drawing. Stucco around new window to be patched to match existing finish. Stucco to be painted, color is TBD.
- N-05 New exterior hollow metal door and frame to have MDC NOA approval. Door and frame color is TBD. Door and frame subcontractor to provide approved NOA and window shop drawing. Stucco around new window to be patched to match existing finish. Stucco to be painted, color is TBD. New interior hollow metal door and frame. Refer to door schedule for size and rating. Door and frame color is TBD. Finish around new door and frame to be patched to match existing finish. Leave area primed and ready to receive new finish as part of a later phase.
- N-06 Lobby Interior-Lobby interior to be left clean of any debris. Work is limited to what is shown on sheet A100.
- N-07 Basement BOH Interior-BOH interior to be left free of any debris.
- N-08 Stairs-The stairs are to be free of any debris. Existing railings and fire rated door and frame to remain. If existing railings do not comply with current code requirements, they are to be replaced.
- N-09 Elevator-The elevator hoistway opening is to be secured from unauthorized entry.
- N-10 A/C Unit-Provide a waterproof cover that will be removed at a later phase when the a/c unit and housing is installed. Stucco around new thru-wall a/c housing to be patched to match existing finish. Stucco to be painted, color is TBD.
- N-11 Hotel Room/Corridor Interior-Hotel rooms and corridor interior to be left free of any debris. All doors that open off of the corridor that are not stair or exit doors are to be properly hung with hardware that allows them to be secured from unauthorized entry.
- N-12 Building Roof-The repaired stucco parapet to be patched to match existing finish. Stucco to be painted, color is TBD. New roof will be a single ply roofing membrane over tapered insulation. GAF was used as the basis for the design, GC will be allowed to submit an or equal product.

- ASBESTOS NOTES:**
- This notice is provided for information only. Asbestos abatement is not covered under the scope of services provided and is not addressed in these drawings. Services relating to asbestos abatement, demolition, removal, abatement planning, etc. shall be by others and shall be coordinated between the Owner and Owner retained specialist.



2 General and Construction Notes
SCALE: NTS

2 Symbol Legend
SCALE: NTS

Alteration level-2 (F.B.C Existing 2010) (Existing building)
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Exterior Window Schedule

Tag	Count	Type	Rough Opening Width x Height	Window Size Width x Height	Materials		N.O.A.	Remarks
					Frame	Glass		
W1		Storefront w/ Door	6'-0" x 11'-0"	See manufacturer's specs, shop drawings, product approvals, to be provided by contractor for AOR/EOR review and approval	Anodized Alum	Color: Soft Gray Laminated Impact	FL	Door NOA#:
W2		Storefront	10'-8" x 8'-0"		Anodized Alum	Color: Soft Gray Laminated Impact		
W3		Storefront	5'-4" x 8'-0"		Anodized Alum	Color: Soft Gray Laminated Impact		
W4		Storefront	3'-10" Radius		Anodized Alum	Color: Soft Gray Laminated Impact		
W5		Storefront	2'-1" x 3'-8"		Anodized Alum	Color: Soft Gray Laminated Impact		There are size variations that need to be field verified
W6		Storefront	3'-0" x 4'-4"		Anodized Alum	Color: Soft Gray Laminated Impact		
W7		Storefront	5'-8" x 4'-4"		Anodized Alum	Color: Soft Gray Laminated Impact		
W8/W8a		Storefront	10'-5" x 3'-6"		Anodized Alum	Color: Soft Gray Laminated Impact		There are size variations that need to be field verified
W9		Storefront	2'-7" x 5'-6"		Anodized Alum	Color: Soft Gray Laminated Impact		Storefront system with hollow metal frame
W10		Storefront	2'-11" x 5'-6"		Anodized Alum	Color: Soft Gray Laminated Impact		
W11		Storefront	5'-4" x 5'-6"		Anodized Alum	Color: Soft Gray Laminated Impact		
W12		Storefront w/ Door	1'-9" x 3'-8"		Anodized Alum	Color: Soft Gray Laminated Impact		
W13		Storefront	4'-6" x 5'-6"		Anodized Alum	Color: Soft Gray Laminated Impact		
W14		Storefront	6'-2" x 5'-6"		Anodized Alum	Color: Soft Gray Laminated Impact		
W15		Storefront	2'-7" x 5'-6"		Anodized Alum	Color: Soft Gray Laminated Impact		
W16		Storefront	7'-4" x 5'-6"		Anodized Alum	Color: Soft Gray Laminated Impact		

Glazing Notes & Specs

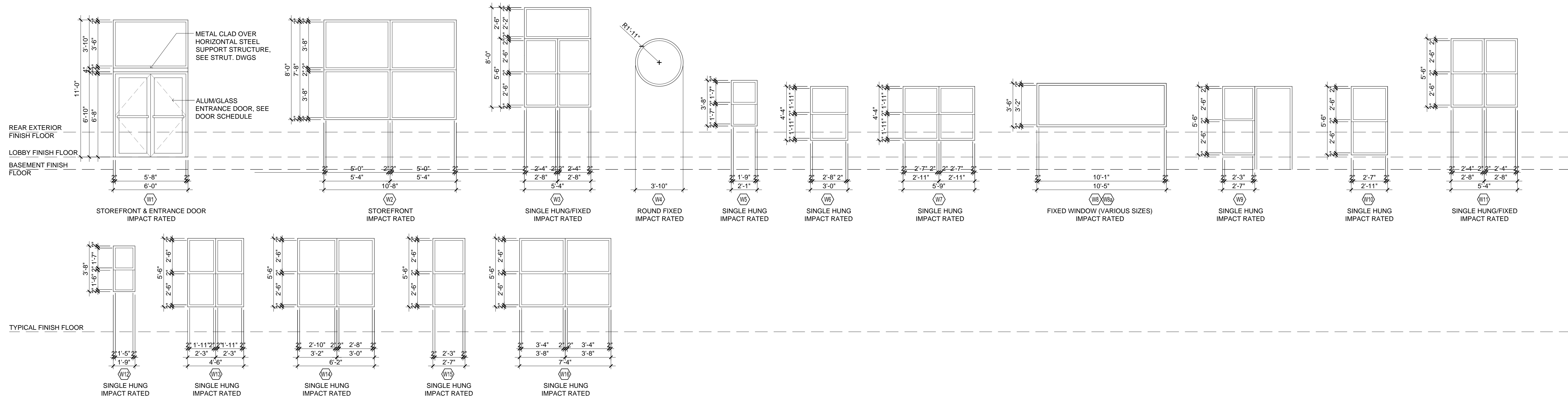
- GLAZING DETAILS ON SHEET A804 REPRESENT DESIGN INTENT ONLY.
- ALL DIMENSIONS AND PROFILE SPECS ARE INDICATIVE AND ARE NOT TO BE CONSIDERED AS FINAL SHOP DRAWINGS FOR FABRICATION. BIDDERS/G.C. TO PROVIDE SIMILAR OR APPROVED EQUAL SPECIFICATIONS AND DETAIL SHOP DRAWINGS. GLASS SAMPLE TO BE PROVIDED FOR SIGNOFF.
- ALL GLAZING SYSTEMS SUBMITTED SHALL HAVE UNEXPIRED & APPROVED FLORIDA APPROVAL OR MIAMI-DADE NOTICE OF ACCEPTANCE (NOA) DOCUMENTS AND SHALL MEET THE REQUIRED WIND LOAD PRESSURES (TO BE INDICATED ON SHOP DRAWINGS).
- G.C. TO COORDINATE SHOP DRAWINGS WITH GLAZING MANUFACTURERS TO INCLUDE LOCATION AND SIZING OF STEEL REINFORCEMENT AS REQUIRED/APPLICABLE PER PRODUCT APPROVALS, SHOP DRAWINGS AND CALCULATIONS ARE TO BE SIGNED AND SEALED BY A STATE OF FLORIDA REGISTERED DELEGATED ENGINEER, AND SUBMITTED TO ARCHITECT / ENGINEER OF RECORD FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
- G.C. TO VERIFY ALL MASONRY ROUGH OPENING DIMENSIONS WITH MANUFACTURER PRIOR TO FABRICATION OF GLAZING SYSTEMS (TYP.) & SHALL BE HELD RESPONSIBLE SHOULD GLAZING UNIT NOT FIT THE PLANNED OPENING.
- ALL GLAZING TO BE MIN. 9/16" THICK LAMINATED IMPACT RATED FOR LARGE MISSILE IMPACT UP TO 30'-0" ABOVE LOWEST GRADE HEIGHT AND SMALL MISSILE IMPACT ABOVE 30'-0" ABOVE LOWEST GRADE HEIGHT.
- SHADE COEFFICIENT = 0.5 OR BETTER. G.C. TO PROVIDE SPECS (SEE / VERIFY MEP EOR ENERGY CALCS)
- U-VALUE - 0.7 OR BETTER. G.C. TO PROVIDE SPECS.
- ALL EXTERIOR GLAZING FRAMES SHALL RECEIVE ANODIZED CLEAR ALUMINUM FINISH UNLESS OTHERWISE SPECIFIED.
- ALL GLASS TO BE AS SCHEDULED.
- SHOP DRAWINGS AND CALCULATIONS/STRUCTURAL ANALYSIS PROVIDED BY DELEGATED ENGINEER TO COMPLY WITH FBC 2014

Glazing NOA

- NOA# 15-0826.32**
LARGE MISSILE IMPACT RESISTANT STOREFRONT DOOR FROM MR.GLASS SERIES MG-500, CLEAR ANODIZED FRAME W/ 9/16" SOLARBLUE LAMINATED GLASS
- FL APPROVAL # FL18411-R1**
LARGE MISSILE IMPACT RESISTANT STOREFRONT WINDOW FROM MR.GLASS SERIES MG-6000, CLEAR ANODIZED FRAME W/ 9/16" SOLARBLUE LAMINATED GLASS
- NOA# 13-0930.12**
LARGE MISSILE IMPACT RESISTANT CURTAIN WALL SYSTEM FROM MR.GLASS SERIES MG-7000, CLEAR ANODIZED FRAME W/ 9/16" SOLARBLUE LAMINATED GLASS
- NOA#14-1022.02**
LARGE AND SMALL MISSILE IMPACT ALUMINUM GLAZED RAILING SYSTEM FROM MR. GLASS SERIES MG-2530, DURANAR ARCADIA SILVER FRAME W/ 7/16" SOLARBLUE LAMINATED GLASS
- NOA# 15-0430.04**
LARGE MISSILE IMPACT RESISTANT SLIDING GLASS DOOR FROM ES WINDOWS SERIES ES-6000, CLEAR ANODIZED FRAME W/ 9/16" SOLARBLUE LAMINATED GLASS
- NOA#15-0430.03**
SMALL MISSILE IMPACT RESISTANT SLIDING GLASS DOOR FROM ES WINDOWS SERIES ES-6100, CLEAR ANODIZED FRAME W/ 9/16" SOLARBLUE LAMINATED GLASS
- NOA# 16-0629.06**
LARGE MISSILE IMPACT RESISTANT SLIDING GLASS DOOR FROM PGT SERIES 770, CLEAR ANODIZED FRAME W/ 7/16" SOLARBLUE LAMINATED GLASS
- NOA# 15-0226.05**
LARGE MISSILE IMPACT RESISTANT FOLDING FOORS FROM NANA WALL SERIES SL-73, CLEAR ANODIZED FRAME W/ 9/16" SOLARBLUE LAMINATED GLASS

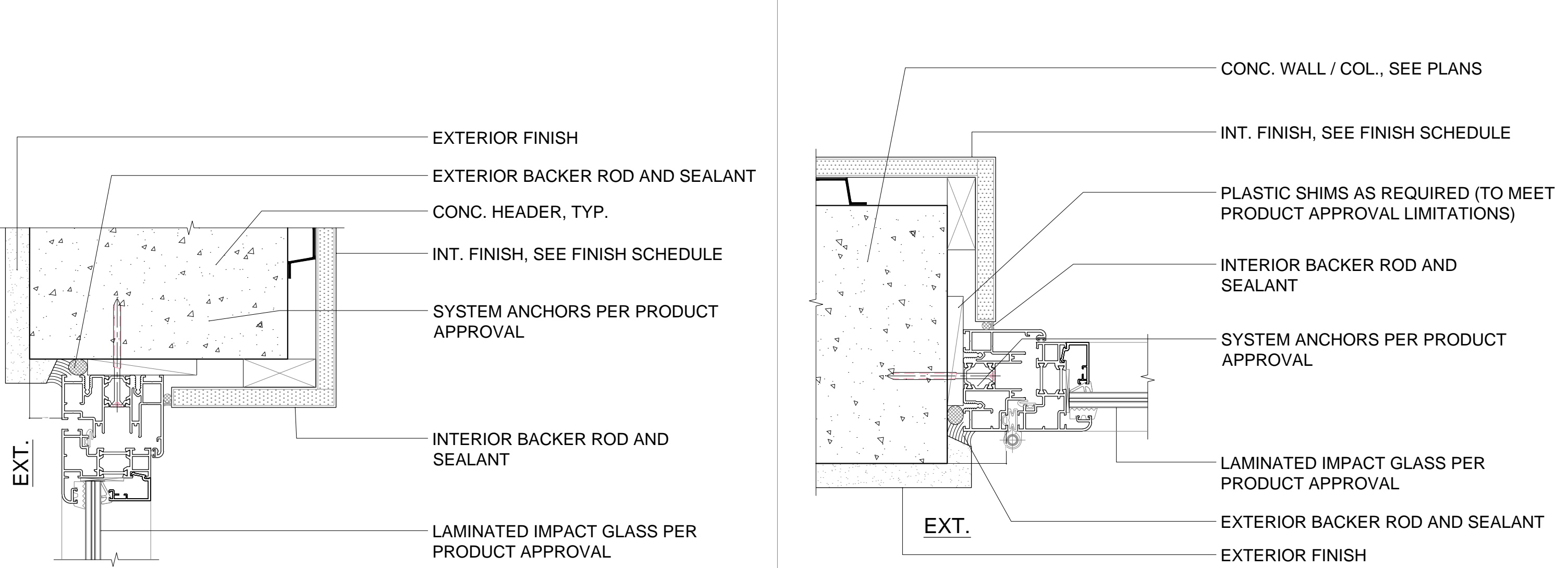
1 Window Schedule

SCALE: NTS



3 Window Types

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



4 Window Detail-Sill/Head

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

5 Window Detail-Jamb

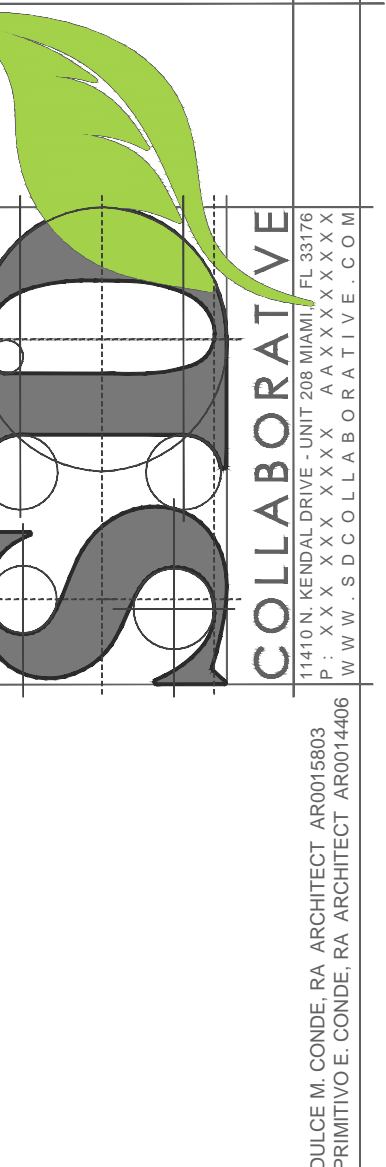
SCALE: 1/4" = 1'-0"

6

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

7

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



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1/16" = 1'-0"
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WINDOW SCHEDULE AND TYPES

A800

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