DEMOLITION NOTES

1 - CONTRACTOR SHALL EXERCISE CARE DURING DEMOLITION AND REMOVAL TO ASSURE THAT ITEMS SCHEDULED FOR DEMOLITION ARE PROPERLY REMOVED AND ITEMS TO REMAIN ARE PROTECTED FROM DAMAGE. ANY SALVAGE VALUE SHALL BE REFLECTED IN BID PRICE.

2 - CONTRACTOR IS TO USE ADEQUATE MEANS AND METHODS OF DEMOLITION AND DISPOSED STRICTLY IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL AUTHORITIES REQUIREMENTS.

3 - DISPOSITION OF ITEMS REMOVED SHALL BE AS DIRECTED BY THE OWNER'S REPRESENTATIVES. LIGHT FIXTURES SHALL BE RETURNED TO OWNER.

4 - ALL FINISHES AND SURFACES TO REMAIN WHICH ARE DAMAGED DURING DEMOLITION AND NEW CONSTRUCTION SHALL BE REPAIRED OR REPLACE TO THE SATISFACTION OF THE ARCHITECT AT NO ADDITIONAL COST TO THE OWNER.

5 - PERFORM ALL DEMOLITION NECESSARY FOR NEW WORK TO ACCOMPLISH DESIGN INTENT AS EXPRESSED ON CONTRACT DOCUMENTS AS A WHOLE TO THE ARCHITEC'S SATISFACTION.

6 - WHEN REMOVING SINKS, OTHER PLUMBING FIXTURES, ABANDONED PIPES AND ELECTRICAL FIXTURES OR RECEPTACLES, REROUTE OR CAP LINES AS INDICATED ON DRAWINGS OR AS NECESSARY FOR NEW WORK WITHOUT AFFECTING NORMAL USE OF THE BUILDING BY OWNER.

7 - GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING CONTAINERIZED DEBRIS REMOVAL SERVICE FOR REMOVAL OF ALL DEBRIS FROM ALL TRADES AND ALL WORK RELATING TO THE PROJECT.

8 - PERFORM DEMOLITION WORK IN CONFORMANCE WITH ANSI A19.6 1983 STANDARD FOR DEMOLITION OPERATIONS SAFETY REQUIREMENTS.

9 - FOR ALL WALL OR OTHER STRUCTURAL DEMOLITIONS SHOWN ON THIS PLAN, CONTRACTOR SHALL BE RESPOSIBLE TO PROVIDE ALL NECESSARY SHORING AND LEGAL SAFETY PROCEDURES.

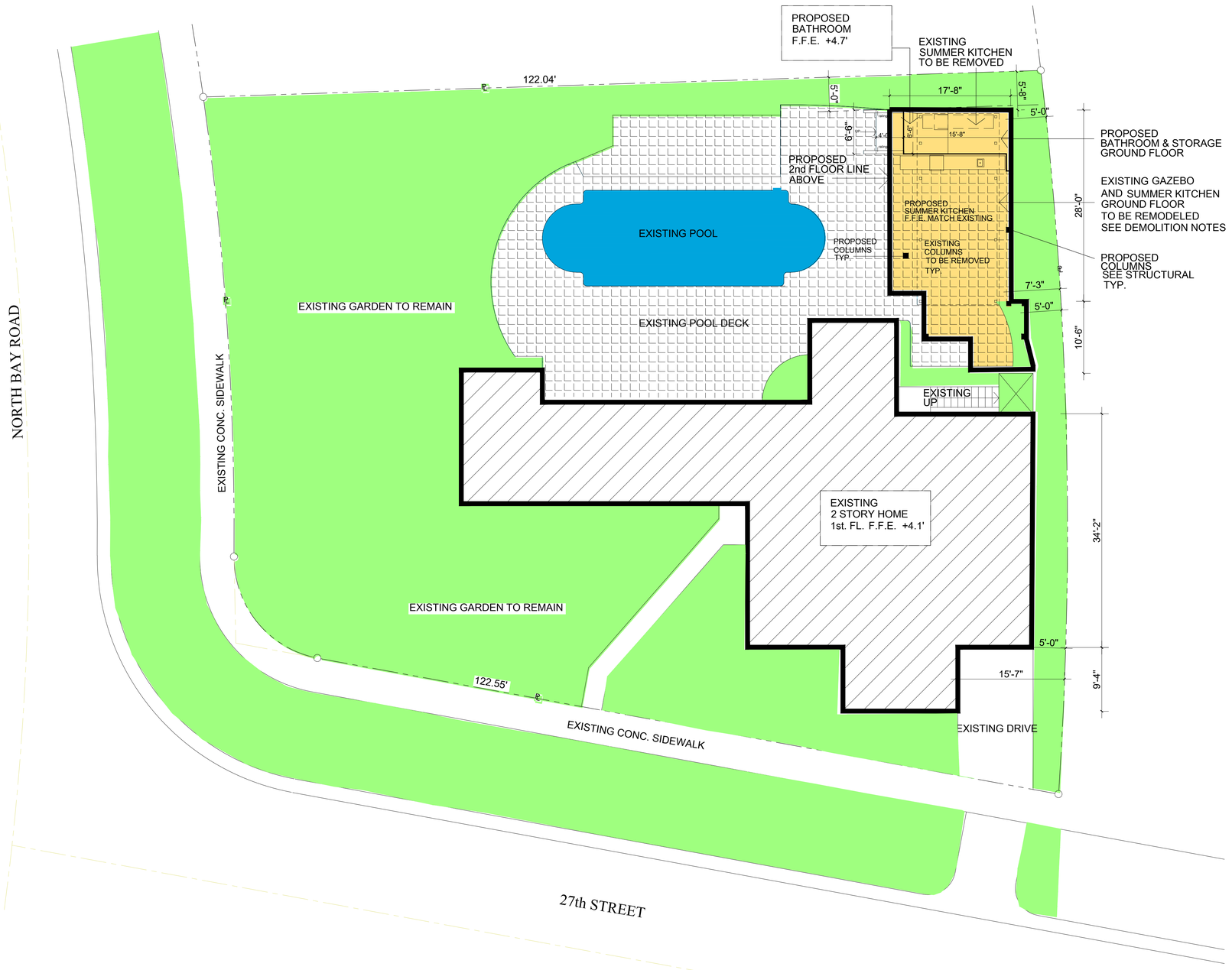
10- ALL CIRCUITS TO BE ABANDONED SHALL HAVE THE CONDUCTORS REMOVED BACK TO THE PANEL. ALL CONDUITS TO BE REMOVED SHALL BE REMOVED INTO THE WALL OR BELOW THE FLOOR AND THE FLOOR OR WALL PATCHED ABOVE. ALL WATER LINES TO PLUMBING OR HVAC FIXTURES THAT ARE TO BE REMOVED SHALL BE REMOVED BACK TO THE BRANCH AND CAPPED. ALL SANITARY SEWER LINES SHALL BE CHIPPED OUT TO BELOW THE FLOOR SLAB, CAPPED, THE HOLE FILLED WITH SAND, AND THE FLOOR SLAB PATCHED.

11- WHEREVER DEMOLITION IS TO OCCUR, BOTH ITEMS SHOWN TO BE REMOVED, AND RELATED WIRING, PIPING, HANGERS, AND OTHER ATTACHMENTS SHALL BE REMOVED. THE FINISHES AND STRUCTURES SHALL BE PATCHED TO MATCH EXISTING. ALL WALLS TO BE REMOVED SHALL HAVE ANY ELECTRICAL OUTLETS, SWITCHES, CONDUITS AND WIRING REMOVED FIRST.

12 - DO NOT CUT THERMOSTATS OR POWER TO EXISTING HVAC UNITS.

13 - CONTRACTORS ARE ADVISED THAT THERE MAY BE UNDERGROUND (OR OTHERWISE) CONCEALED PIPES LINES, ELECTRICAL/TELEPHONE WIRES, COLUMNS, BEAMS, FOOTINGS, OR OTHERS STRUCTURAL, MECHANICAL, OR ELECTRICAL ITEMS. ALTHOUGH THE DRAWINGS PRODUCED BY THE ARCHITECT AND EGINEERS ARE BELIEVED TO BE SUBSTANTIALLY CORRECT, THE ARCHITECT, THE ENGINEERS, AND OWNER DO NOT GUARANTEE THE LOCATION OR EXISTANCE, OR CONDITION OF ANY CONCEALED ITEMS. CONTRACTORS MUST MAKE THEIR OWN DETERMINATION, MEASURMENTS, AND EVALUATION OF WORKING CONDITION OF EXISTING CONCEALED ITEMS. ANY ENVIROMENTALLY SENSITIVE MATERIALS ENCOUNTERED DURING DEMOLITION SHALL BE IMMEDIATELLY REPORTED IN WRITING TO THE ARCHITECT AND DISPOSED OF IN ACCORDANCE WITH STATE AND FEDERAL REGULATIONS.

14 - ERECT AND MANTAIN TEMPORARY PARTITIONS TO PREVENT THE SPREAD OF DUST, FUMES, NOISE AND SMOKE AS REQUIRED.



NOTE: All EXISTING SITE DATA TAKEN FROM PLANS PREPARED BY JOHN IBARRA & ASSOCIATES, INC.. Professional Land Surveyors & Mappers Miami Florida

FLOOD ZONE "AE"
BASE FLOOD ELEVATION 8 FEET

PROPOSED SITE ADDITION PLAN

SCALE: 1/8" = 1'-0"

GOLDENHOLZ ASSOC. ARCHITECT PLANNERS P.A. HEREBY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE USED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE EXPRESS WRITTEN PERMISSION OF GOLDENHOLZ ASSOC. ARCHITECT PLANNERS P.A. THESE PLANS ARE NOT TO BE REPRODUCED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF GOLDENHOLZ ASSOC. ARCHITECT PLANNERS P.A. IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY ANY PARTY, WE SHALL CONSIDER ACCEPTANCE OF SUCH USE AS CONSENT TO INDEMNIFY AND HOLD US HARMLESS FROM ANY AND ALL LIABILITY AND LOSS ARISING FROM SUCH UNAUTHORIZED REUSE.

GOLDENHOLZ RESIDENCE
RESIDENCE ADDITION
2701 NORTH BAY ROAD
MIAMI BEACH, FLORIDA 33140

2-28-2023
7-25-2023
10-24-2023
1-22-2024

STATE OF FL... ITAMAR J. GOL... 7817 11-30-2023 REGISTERED ARC...

ITAMAR GOLDENH...
FL. LIC. AR0007...

SP-2

p.n. 23004



