GENERAL NOTES FOR DEMOLITION FLOOR PLANS

100. COMPLY WITH THE REQUIREMENTS OF THE NOTES ON SHEET A1 WHICH ALSO APPLY TO THE DEMOLITION FLOOR PLANS.
102. THE DEMOLITION DRAWINGS HAVE BEEN DEVELOPED FROM EXISTING DRAWINGS WHICH WERE PROVIDED TO THE ARCHITECT AND THEY MAY NOT REFLECT ACTUAL FIELD CONDITIONS. PRIOR TO PROCEEDING WITH ANY WORK, THE CONTRACTOR SHALL VERIFY THE ACCURACY OF THESE DRAWINGS IN COMPARISON TO THE EXISTING FIELD CONDITIONS; AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT ANY INCONSISTENCIES BETWEEN THE ACTUAL CONDITIONS AND THESE DRAWINGS.
103. THE GENERAL CONTRACTOR SHALL ALSO NOTIFY THE ARCHITECT IMMEDIATELY IF ANY DEMOLITION OR NEW CONSTRUCTION WORK (AS INDICATED IN THE CONTRACT DOCUMENTS) CAN NOT BE PERFORMED DUE TO EXISTING FIELD CONDITIONS.
104. IF ANY EXISTING FIRE PROOFING AND/OR RATED ASSEMBLIES (WHICH ARE SUPPOSED TO REMAIN) ARE DAMAGED DURING DEMOLITION, THEY SHALL BE REPAIRED TO CONFORM TO THE ORIGINAL FIRE PROTECTION REQUIREMENTS. ALSO, THE INTEGRITY OF THE EXISTING RATED FLOOR, WALL, BARRIER AND ROOF ASSEMBLIES (WHICH ARE SUPPOSED TO REMAIN) SHALL BE MAINTAINED THROUGH OUT ALL PHASES OF CONSTRUCTION.
105. REMOVE EXISTING CONSTRUCTION AS INDICATED, TYPICAL WALL REMOVAL SHALL INCLUDE MECHANICAL, PLUMBING, ELECTRICAL, COMMUNICATIONS AND SECURITY SYSTEMS CONTAINED THEREIN. REMOVE DOORS, CABINETWORK, CASEWORK, WINDOWS, FRAMES, FINISHES, FIXTURES AND THEIR ATTACHMENTS AS REQUIRED. AFTER REMOVAL, REPAIR HOLES IN EXISTING TO REMAIN FLOORS, WALLS, BARRIERS AND ROOFS TO COMPLY WITH ORIGINAL FIRE, SMOKE, AND SOUND ASSEMBLIES, FIRE PROTECTION REQUIREMENTS, AND STRUCTURAL INTEGRITY. PREPARE SURFACES TO RECEIVE NEW FINISHES AS SPECIFIED IN THESE DOCUMENTS OR AS SPECIFIED IN SEPARATE INTERIOR DESIGN DOCUMENTS. WHERE A NEW FINISH IS CALLED FOR ON AN EXISTING SURFACE, REMOVE THE EXISTING FINISH AND PREPARE TO RECEIVE NEW FINISH. PREPARATIONS NEED TO FOLLOW THE MANUFACTURER'S INSTRUCTIONS.
106. AT ALL WALLS / PARTITIONS / BARRIERS, FLOORS AND ROOFS WHICH ENCLOSE OR TOUCH SPACES WHERE WORK IS BEING PERFORMED AS PART OF THE PROJECT, THE CONTRACTOR SHALL VERIFY THAT THE EXISTING CONSTRUCTION (INCLUDING DAMPERS, DUCT PENETRATIONS, DOORS, WINDOWS, FRAMES, ETC.) MEETS THE FIRE, SMOKE AND SOUND ASSEMBLY RATINGS DESIGNATED ON THESE DRAWINGS. GC SHALL ALSO MAKE ANY REPAIRS AND/OR MODIFICATIONS NECESSARY TO BRING THE EXISTING CONSTRUCTION (INCLUDING DAMPERS, DUCT PENETRATIONS, DOORS, WINDOWS, FRAMES ETC.) UP TO THE PROPER INDICATED FIRE, SOUND AND SMOKE ASSEMBLY REQUIREMENTS.DOORS, WINDOWS AND FRAMES WHICH DO NOT MEET THE REQUIREMENTS OF THE DESIGNATED WALL/PARTITION/BARRIER ASSEMBLIES (INCLUDING PROPER LABELS) SHALL BE REPLACED. THE CONTRACTOR SHALL DESIGNATE AN ALLOWANCE FOR THIS WORK.
107. THE CONTRACTOR SHALL BRACE ALL EXISTING STRUCTURES AND ALL STRUCTURAL ELEMENTS AS NECESSARY DURING DEMOLITION. SEE ARCHITECTURAL AND / OR STRUCTURAL DETAILS AS PROVIDED IN THIS DRAWING SET.
108. DEMOLITION WORK SHALL BE EXECUTED IN CONFORMANCE WITH ALL CODES AND ORDINANACES AS SET FORTH BY ALL AUTHORITIES HAVING JURISDICTION (AHJ).
109. THE CONTRACTOR SHALL NOT CUT EXISTING OR NEW STRUCTURAL WORK IN ANY MANNER THAT MAY RESULT IN A REDUCTION OF LOAD CARRYING CAPACITY OR LOAD / DEFLECTION RATIO. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY STRUCTURAL CUTS PRIOR TO EXECUTION SO THAT APPROVAL CAN BE OBTAINED IN ADVANCE FROM THE ARCHITECT AND / OR STRUCTURAL ENGINEER.
110. WHERE EXISTING CONSTRUCTION IS FOUND TO CONTAIN ANY HAZARDOUS MATERIAL, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND THE ARCHITECT IN WRITING. NOTE: REMOVAL, DISPOSAL AND REPLACEMENT OF THE HAZARDOUS MATERIAL IS THE SOLE RESPONSIBILITY OF THE OWNER AND SHALL BE IN ACCORDANCE WITH STATE, LOCAL AND FEDERAL REGULATIONS.
111. THE CONTRACTOR SHALL REPLACE ANY EXISTING-TO-REMAIN MATERIALS AND FINISHES (CEILING GRID, CEILING TILE, GYPSUM BOARD, FINISHES, DOORS, FRAMES, WALL PROTECTION ETC. WHICH ARE DAMAGED DURING DEMOLITION OR CONSTRUCTION.
112. REMOVE ALL EXISTING CONDUIT, WIRING AND DEVICES RENDERED USELESS DUE TO CHANGES IN THE EXISTING AREA
113. REWIRE EXISTING DEVICES NOT BEING REMOVED THAT ARE PART OF THE BRANCH CIRCUIT DEVICES BEING REMOVED AND EXTEND NEW WIRING AS NEEDED TO CONNECT TO PREVIOUS.
114. PATCH ALL CUTS, OPENINGS AND DAMAGED AREAS THAT OCCUR DURING DEMOLITION. ALL PATCHING SHALL CONFORM TO THE ADJOINING WORK, MATCHING THE FINISH AND QUALITY OF WORKMANSHIP OF THE ADJACENT MATERIALS.
115. CONTRACTOR SHALL MINIMIZE CONSTRUCTION AND DUST WHEREVER POSSIBLE.
116. CONTRACTOR SHALL COORDINATE ANY SYSTEMS SHUT OFF FOR MECHANICAL, ELECTRICAL, PLUMBING OR FIRE PROTECTION AT ANY TIME DURING CONSTRUCTION.

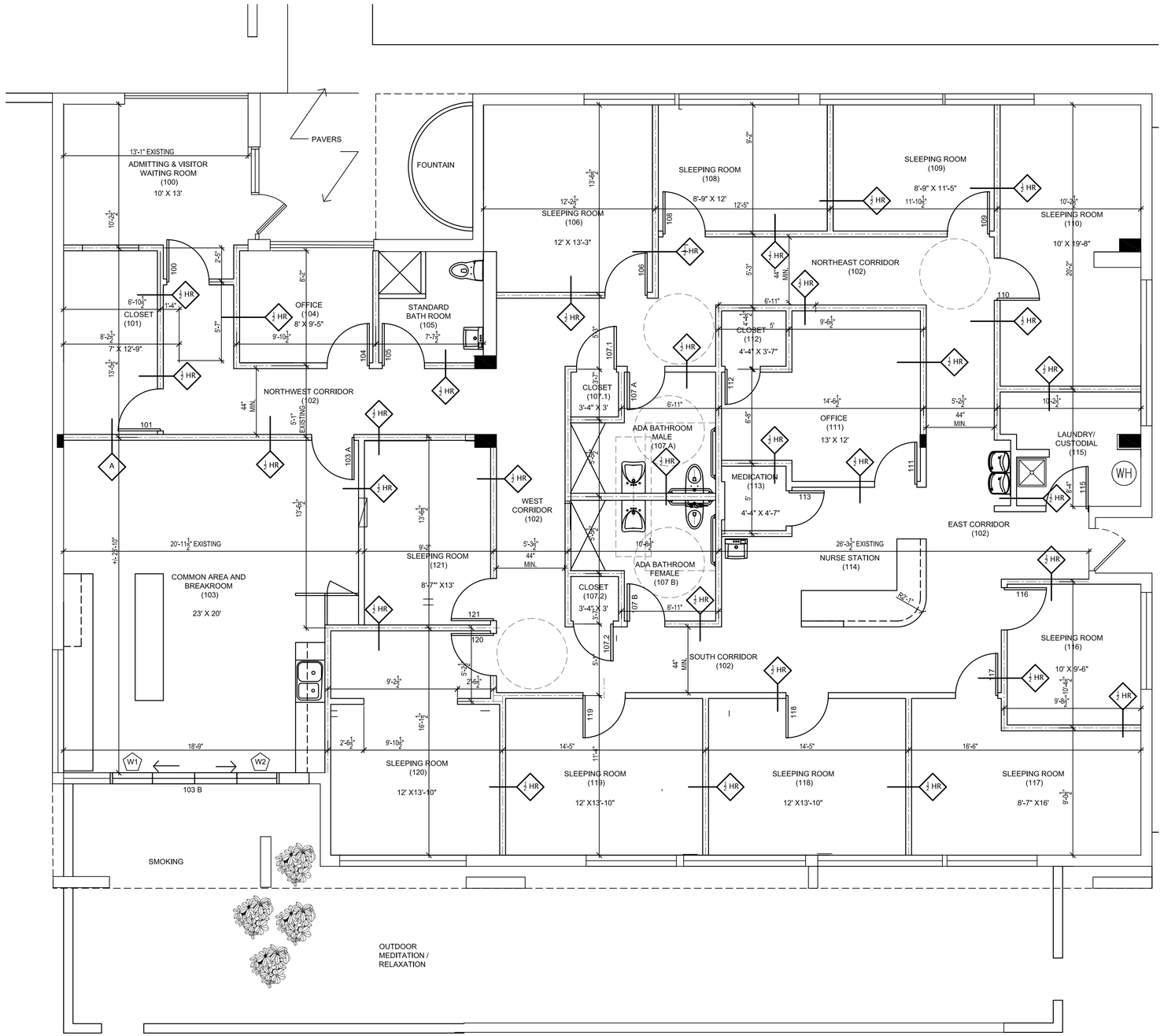
LEGEND

NOT IN CONTRACT

EXISTING WALL / PARTITION / BARRIER TO REMAIN

EXISTING WALL / PARTITION / BARRIER TO BE DEMOLISHED

LINE OF EXISTING STRUCTURAL GRID (WHERE APPLICABLE)



1 / A2.0 NEW WORK PLAN
SCALE: 1/4" = 1'-0"

0 FT 4 FT 8FT 16 FT

CCS
ARCHITECTURAL ENTERPRISES, INC.
499 East Palmetto Park Rd.
Suite 204
Boca Raton, FL 33432

T 561.479.9884
www.ccsarch.com
Florida Registration Number
AA26001852

CONSULTANTS:

ELECTRICAL, MECHANICAL, PLUMBING:

AMERICAN UNITED ENGINEERS
4508 SW 24TH STREET
FORT LAUDERDALE, FL 33317
PHONE: (954) 471-8657

PROJECT:

INTERIOR IMPROVEMENTS
950 NW 9th Court
Boca Raton, FL

CONSTRUCTION DOCUMENTS
PROGRESS - PRICING SET

PROJECT NUMBER: 2016.06
DATE: 7-18-2016
CAD FILE NO: 1606-SHEET-A2.0.dwg

ADDENDA/REVISIONS

SEAL:

CYNTHIA C. SPRAY, AIA AR-94167

DRAWING TITLE:
NEW FLOOR PLAN PLAN

DRAWING NO: A2.0