

DEMOLITION NOTES	
1.	CONTRACTOR IS RESPONSIBLE OF BECOMING FULLY INFORMED AS TO EXISTING CONDITIONS AT THE SITE. NEITHER THE OWNER NOR THE A/E MAKES ANY REPRESENTATION WARRANTY AS TO SITE CONDITIONS.
2.	CONTRACTOR TO PROVIDE THE NECESSARY LABOR, MATERIAL, SCAFFOLDING & EQUIPMENT REQUIRED TO COMPLETE DEMOLITION AS DESCRIBED IN THE DRAWINGS.
3.	CONTRACTOR SHALL VERIFY WITH OWNER DEMOLITION PHASING SCHEDULE BEFORE START DEMOLITION WORK.
4.	MATERIALS, EQUIPMENT & RUBBISH, EXCEPT FOR ITEMS TO BE REUSED SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH LOCAL AND STATE CODES.
5.	CONTRACTOR SHALL COORDINATE WITH OWNER ANY ITEMS, FIXTURES, AND/OR BUILDING ELEMENTS TO BE SALVAGED PRIOR TO START OF DEMOLITION.
6.	THE DEMOLITION PLAN AND KEY NOTES ARE PROVIDED FOR REFERENCE ONLY. IT DOES NOT INTEND TO ADDRESS ALL DEMOLITION SCOPE OF WORK. CONTRACTOR SHALL COORDINATE FULL DEMOLITION SCOPE WITH EXISTING CONDITIONS AND PROPOSED PLANS.
7.	CONTRACTOR SHALL REPORT TO ARCHITECT ANY DISCREPANCY FOUND ON SITE WITH THE DEMOLITION PLAN PRIOR TO START.
8.	ALL DEMOLITION, RENOVATION, AND NEW CONSTRUCTION SHALL COMPLY WITH NFPA 241 AND ALL OTHER APPLICABLE NATIONAL, STATE, AND LOCAL CODES, RULES, AND ORDINANCES.
9.	CONTRACTOR IS FULLY RESPONSIBLE FOR THE SAFETY AND PROTECTION OF WORKMEN AND THE PUBLIC FROM DEMOLITION WORK. CONTRACTOR SHALL PROTECT ALL EXISTING OCCUPIED AREAS AS NECESSARY UTILIZING (BUT NOT LIMITED TO:) LIGHTING, BARRICADES, WORKING SIGNS, AND DUST BARRIERS.
10.	CONTRACTOR SHALL VERIFY WITH LOCAL JURISDICTION, THE REQUIREMENTS FOR DEBRIS DUMPSTER LOCATION AND COLLECTION SCHEDULE PRIOR TO COMMENCEMENT.
11.	UPON COMPLETION OF DEMOLITION WORK, ADJACENT AREAS AND PROPERTY SHALL BE LEFT CLEAN AND SATISFACTORY TO THE AUTHORITIES HAVING JURISDICTION, THE OWNER AND THE ARCHITECT.
12.	EXISTING BUILDING ELEMENTS THAT ARE AFFECTED BY DEMOLITION ARE TO BE PATCHED AND REPAIRED TO MATCH ADJACENT EXISTING CONDITIONS, FINISHES, AND MAINTAIN EXISTING FIRE RATINGS WHERE APPLICABLE.
13.	EXISTING CONCRETE FLOOR TRENCHING AND EXISTING PARTITION WALL/CEILING GYPSUM BOARD REMOVAL MAY BE REQUIRED FOR NEW PLUMBING/ELECTRICAL WORK.
14.	UNLESS NOTED OTHERWISE, ALLOW TWO INCHES VARIANCE UP AND DOWN FOR GIVEN DIMENSIONS OF EXISTING CONDITIONS. CONTRACTOR TO VERIFY AND REPORT TO ARCHITECT OF ANY DISCREPANCIES PRIOR TO START DEMOLITION WORK.
15.	CONTRACTOR SHALL VERIFY AND SHORE BEARING STRUCTURES PROPERLY PRIOR TO DEMOLITION WORK (AS NECESSARY).
16.	CONTRACTOR TO COORDINATE AND SCHEDULE ALL UTILITIES SHUTDOWNS WITH THE LOCAL UTILITY COMPANIES, AUTHORITIES HAVING JURISDICTION, AND BUILDING MANAGERS AS APPLICABLE.
17.	COORDINATE ANY ALTERATION AND CHANGES TO THE ELECTRICAL SERVICE WITH THE LOCAL UTILITY COMPANY.
18.	WHERE CONDUIT IS INACCESSIBLE, REMOVE CONDUCTORS AND CUT BACK CONDUIT FLUSH WITH SLAB OR WALL. PATCH OPENING TO MATCH EXISTING FINISH. WHERE EXISTING WIRING EXTENDS OUTSIDE OF THE AREA BY NATURE OF THE ORIGINAL INSTALLATION, CONTRACTOR SHALL MODIFY EXISTING WIRING AS REQUIRED TO MAINTAIN CONTINUITY OF EXISTING CIRCUITRY SUCH THAT NO EQUIPMENT TO REMAIN IS LEFT WITHOUT SERVICE.
19.	CONTRACTOR SHALL DISCONNECT ANY CIRCUITS FROM ELECTRICAL PANEL THAT ARE PART OF WALL/FLOOR/CEILING DEMOLITION WORK PRIOR TO COMMENCEMENT.
20.	FOR EQUIPMENT AND SYSTEMS TO REMAIN IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE CONDITION OF EXACT SIZES AND LOCATION OF EXISTING DUCT AND PIPING ETC. BEFORE DEMOLITION WORK IS BEGUN. REPORT ANY DISCREPANCIES BETWEEN PLANS AND ACTUAL FIELD CONDITIONS TO THE OWNER AND ENGINEER PRIOR TO THE COMMENCEMENT OF DEMOLITION WORK.
21.	CAP AND SEAL AIR TIGHT ALL POINTS AT WHICH DUCTWORK IS REMOVED FROM DUCTWORK THAT WILL REMAIN.
22.	ALL PLUMBING PIPES ASSOCIATED WITH FIXTURE TO BE DEMOLISHED OR REMOVED (INCLUDING BUT NOT LIMITED TO: SANITARY, WATER, GREASE, GAS, CONDENSATE, AND REFRIGERATION) SHALL BE CAPPED BELOW SLAB, ABOVE CEILING OR IN WALL (TO REMAIN).
23.	NO EXISTING PIPING SHALL BE LEFT OPEN AFTER PARTIAL REMOVAL. PIPE SHALL BE PERMANENTLY CAPPED OR TEMPORARILY CAPPED IF MADE READY FOR CONNECTION TO NEW WORK.
24.	CONTRACTOR SHALL VERIFY LOCATION OF EXISTING UNDERGROUND/UNDER-SLAB LINES AND COORDINATE WITH ALL DISCIPLINES FOR NEW CONNECTIONS.

GENERAL NOTES	
1.	THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS ARE THE LEGAL PROPERTY OF THE ARCHITECT AND ARE INSTRUMENT OF SERVICE NOT TO BE REPRODUCED IN WHOLE OR IN PARTS WITHOUT THE EXPRESS WRITTEN CONSENT OF THE SAME.
2.	IT IS THE INTENT OF THE ARCHITECT THAT THE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS BE IN CONFORMANCE WITH ALL REQUIREMENTS OF THE BUILDING AUTHORITIES HAVING JURISDICTION OVER THIS TYPE OF CONSTRUCTION AND OCCUPANCY.
3.	IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY MINOR DETAIL OF CONSTRUCTION. THE CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS TO COMPLETE ALL BUILDING SYSTEMS AND PROVIDE ALL NECESSARY AFFURTENANCES FOR EQUIPMENT TO BE PLACED IN PROPER WORKING ORDER AND IN ACCORDANCE WITH ALL APPLICABLE CODES, RULES, AND REGULATIONS.
4.	ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUCTED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE IN THE WORK EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN. DETAILED AND LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALL SCALE DRAWINGS.
5.	ALL DIMENSIONS SHOWN ARE NOMINAL UNLESS OTHERWISE NOTED. DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS ONLY.
6.	NOT USED
7.	ALL DESIGN LOADS ARE TO BE AT MINIMUM PER F.B.C. 2014 AND AS OTHERWISE INDICATED IN THE CONTRACT.
8.	ALL EXTERIOR WINDOWS & DOORS SHALL BE IMPACT RESISTANT.
9.	ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED. ALL HEADERS ARE DOUBLE MEMBERS UNLESS OTHERWISE NOTED.
10.	ALL PENETRATIONS THRU ANY RATED ASSEMBLY SHALL BE PROVIDED WITH UL APPROVED PENETRATION RATED MATERIAL.
11.	HARDWARE, BATHROOM AND LIGHTING FIXTURES, AND OTHER MISCELLANEOUS ITEMS NOT SPECIFICALLY CALLED OUT ON DRAWINGS SHALL BE SELECTED BY OWNER.
12.	ALL MECHANICAL, PLUMBING AND ELECTRICAL SHALL COMPLY WITH THE F.B.C. 2014 (MECH/ELECT/PLUMB).
13.	ALL WORK TO BE TRUE TO LINE, PLUM AND SQUARE AND ADEQUATELY SUPPORTED. FILL ALL Voids BETWEEN COMPONENTS. ALL ITEMS THAT DO NOT MEET THE ARCHITECT'S SATISFACTION AS TO GOOD TRADE PRACTICES AND QUALITY WORKMANSHIP WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
14.	WHEN CONFLICTING INFORMATION ARE FOUND IN THE DRAWINGS AND/OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE ARCHITECT FOR CLARIFICATION PRIOR TO CONSTRUCTION.
15.	THE CONTRACTOR IS TO ACQUIRE ALL REQUIRED PERMITS FOR DEMOLITION (IF APPLICABLE), CONSTRUCTION, AND OCCUPANCY OF THE PROJECT.
16.	THE CONTRACTOR SHALL SUBMIT A SCHEDULE FOR DEMOLITION AND CONSTRUCTION PROCEDURES AND OPERATIONAL SEQUENCE FOR REVIEW AND ACCEPTANCE BY THE ARCHITECT/ENGINEER AND OWNER.
17.	CONTRACTOR IS TO COORDINATE AND SCHEDULE THE WORK OF ALL TRADES TO INSURE THE WORK IS COMPLETED IN A TIMELY MANNER, COMPLYING WITH OWNER/CONTRACTOR AGREEMENT.
18.	CONTRACTOR SHALL SUBMIT PRODUCT APPROVAL DATA FOR ALL PRODUCTS AND MATERIALS AS REQUIRED BY CODE AND SPECIFIC MUNICIPALITY THE PROJECT IS LOCATED IN.
19.	CONTRACTOR SHALL SUBMIT, WITHIN 15 DAYS FROM OWNER/CONTRACTOR CONTRACT, A SHOP DRAWING AND SUBMITTAL SCHEDULE FOR ARCHITECT AND OWNER APPROVAL.
20.	CONTRACTOR SUBMITTALS MUST CONTAIN (3) THREE SETS FOR ARCHITECT/ENGINEER/OWNER RECORDS, PLUS ANY ADDITIONAL SETS REQUIRED FOR PERMITTING AND CONTRACTORS USE. ALL SUBMITTALS MUST BE COMPLETE (NO PARTIAL SUBMITTALS WILL BE RECEIVED). ALL SHOP DRAWINGS MUST BE REVIEWED AND APPROVED BY THE CONTRACTOR BEFORE SUBMITTING TO THE ARCHITECT/ENGINEER AND OWNER.
21.	NOT USED
22.	CONTRACTOR SHALL PROVIDE THE ARCHITECT AND OWNER WITH RED-LINED AS-BUILT DRAWINGS FOR ANY AND ALL FIELD CHANGES AND/OR ADDITIONS TO THE WORK INCLUDED IN THE DRAWINGS.
23.	ALL WORK DONE UNDER THE SUPERVISION OF THE CONTRACTOR SHALL BE IN A NEAT AND WORKMAN-LIKE MANNER AND IN ACCORDANCE WITH ALL GOVERNING AGENCIES, APPLICABLE CODES, RULES AND REGULATIONS HAVING JURISDICTION.
24.	CONTRACTOR SHOULD MAINTAIN THE SITE SAFE AND CLEAR OF DEBRIS. ALL CONSTRUCTION DEBRIS IS TO BE REMOVED FROM THE WORK AREAS DAILY AND FROM THE SITE AT PROPER INTERVALS.
25.	THE CONTRACTOR SHALL PROVIDE AN ON-SITE DUMPSTER IN A LOCATION APPROVED BY THE OWNER FOR THE DISPOSAL OF REMOVED MATERIAL. THE DUMPSTER SHALL BE EMPTIED AT APPROPRIATE INTERVALS TO PREVENT OVERFLOW AND UNSIGHTLY CONDITIONS.
26.	CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF HIS WORK, INCLUDING BUT NOT LIMITED TO VANDALISM, THEFT, ETC.
27.	CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR PROTECTION AND SAFEKEEPING OF GOODS BEING INSTALLED UNDER THIS CONTRACT, AS WELL AS FOR COMPLIANCE WITH ALL APPLICABLE OSHA REGULATIONS.
28.	THE ARCHITECT IS NOT RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, SEQUENCES, PROCEDURES OR FOR PRECAUTIONS AND PROGRAMS RELATED TO THE PROJECT'S CONSTRUCTION.
29.	THE CONTRACTOR IS TO VISIT THE SITE AND VERIFY ALL EXISTING BUILDING AND SITE CONDITIONS AND DIMENSIONS. SHOULD ANY DISCREPANCIES BE ENCOUNTERED BETWEEN THE DRAWINGS AND THE FIELD CONDITIONS, THE ARCHITECT/ENGINEER SHOULD BE NOTIFIED IN WRITING 7 DAYS PRIOR TO SUBMITTING HIS BID. ANY DISCREPANCIES SHALL BE RESOLVED BY THE ARCHITECT/ENGINEER PRIOR TO PROCEEDING WITH THE WORK.
30.	CONTRACTOR IS TO PROVIDE ALL THE SUPPLEMENTARY MATERIALS REQUIRED TO PROPERLY INSTALL, SUPPORT, BRACE AND SHORE ALL BUILDING COMPONENTS WITHIN THE SCOPE OF THE PROJECT.
31.	CONTRACTOR SHALL SUPPLY, LOCATE AND BUILD INTO THE WORK ALL INSERTS, ANCHORS, ANGLES, FLATES, OPENINGS, SLEEVES, HANGERS, SLAB DEPRESSIONS, AND PITCHES AS MAY BE REQUIRED TO ATTACH AND ACCOMMODATE OTHER WORK.
32.	CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH SPECIFIC STANDARDS AND REQUIREMENTS BY CORRESPONDING TESTING AGENCIES ON ASSEMBLIES CALLED OUT IN DRAWINGS & SPECIFICATIONS.
33.	CONTRACTOR SHALL EMPLOY AND PAY FOR SERVICES OF AN INDEPENDENT, QUALIFIED TESTING LABORATORY TO PERFORM SOIL COMPACTION TEST AS WELL AS COMPRESSIVE STRENGTH TEST IN CONCRETE SAMPLINGS, AS PER ASTM STANDARDS.
34.	NOT USED
35.	TO OBTAIN ARCHITECT'S APPROVAL ON APPLICATION FOR PAYMENT, CONTRACTOR SHALL SUBMIT DETAILED SCHEDULE OF VALUES PER TRADE, BROKEN DOWN TO SUFFICIENT LINE ITEMS TO GRANT PAYMENT ON COMPLETED PORTIONS ONLY. NO PAYMENT WILL BE APPROVED ON PARTIALLY COMPLETED LINE ITEMS.
36.	NOT USED

ABBREVIATIONS	
NOTE: NOT ALL ABBREVIATIONS ARE USED IN THIS SET	
ABV	ABOVE
AC	AIR CONDITIONER
AFB	ABOVE FINISHED FLOOR
AHU	AIR HANDLER UNIT
BLK	BLOCK
BD	BOARD
B.O.	BOTTOM OF
CL	CENTRE LINE
CLG	CEILING
CMU	CONCRETE MASONRY UNITS
COL	COLUMN
CONC.	CONCRETE
CONT.	CONTINUOUS
DBL	DOUBLE
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DN	DOWN
DWG	DRAWING
DS	DOWNSPOUT
ELEC.	ELECTRICAL
EJ	EXPANSION JOINT
EXT.	EXTERIOR
EXIST.	EXISTING
FCL	FINISHED CEILING LEVEL
FFL	FINISHED FLOOR LEVEL
FD	FLOOR DRAIN
GA	GAUGE
GALV.	GALVANIZED
GYP	GYPSUM
HC	HOLLOW CORE
INS.	INSULATION
INT.	INTERIOR
MAX.	MAXIMUM
MFR	MANUFACTURER
MIN	MINIMUM
MO.	MASONRY OPENING
MTL	METAL
N/C.	NOT IN CONTRACT
NO.	NUMBER
OH.	OVERHANG
O/C	ON CENTER
O/D.	OUTSIDE DIAMETER
PH	PAPER HOLDER
PL	PROPERTY LINE
PLF	FOUNDS PER LINEAR FOOT
P.T.	PRESSURE TREATED
P.T.D.	PAINTED
PLYUD.	PLYWOOD
RD.	ROOF DRAIN
SCP	SCUPPER
S.C.	SOLID CORE
SF	SQUARE FOOT
SH	SINGLE HANG
SHT	SHEET
SIM.	SIMILAR
SS.	STAINLESS STEEL
STL.	STEEL
SU	SUITCH
SB	SPLASH BLOCK
SD	STORM DRAIN
T.O.	TOP OF
TYP.	TYPICAL
UNO.	UNLESS NOTED OTHERWISE
UL	UNDERWRITERS LABORATORIES
WA.	WEDGE ANCHORS
W	WITH
WC	WATER CLOSET
WD.	WOOD
WH.	WATER HEATER

ARCHITECTURAL SYMBOLS	
ELEVATIONS / SECTIONS / DETAILS SYMBOLS	
	- BUILDING SECTION TAG
	- WALL OR DETAIL SECTION TAG
	- BUILDING ELEVATION TAG
PLANS	
	- ROOM NAME AND NUMBER
	- WALL TYPE TAG (REFER TO WALL TYPE SCHEDULE)
	- WINDOW TAG (REFER TO WINDOW SCHEDULE)
	- DOOR TAG (REFER TO DOOR SCHEDULE)
	- WHEELCHAIR MANEUVERING FLOOR CLEARANCE AT DOORS IN EGRESS AREAS (FBC/ADA)
	- WHEELCHAIR 5 FEET RADIUS TURNING CLEARANCE AT FLOOR IN COMMON AREAS (FBC/ADA)
ELEVATION NUMBER	
	- INTERIOR ELEVATIONS TAG
FINISH FLOOR SCHEDULE (REFER TO FINISH PLAN)	
	- FINISH FLOOR SCHEDULE (REFER TO FINISH PLAN)
LIFE SAFETY - ROOM OCCUPANCY LOAD TAG	
	- LIFE SAFETY - ROOM OCCUPANCY LOAD TAG
LIFE SAFETY - EGRESS DOOR LOAD TAG	
	- LIFE SAFETY - EGRESS DOOR LOAD TAG
LIFE SAFETY - MAX. DOOR LOAD	
	- LIFE SAFETY - MAX. DOOR LOAD
GENERAL	
	- REVISION TAG AND CLOUD REVISIONS ARE DONE SHEET BY SHEET.
	- ENLARGED PLAN OR DETAIL
	- KEY NOTE TAG (REFER TO KEY NOTES)
GENERAL NOTE: ALSO REFER TO SPECIFIC PLAN LEGEND	
	- FINISH TAG
	- VERTICAL ELEVATION TAG

REG

ARCHITECTS
INTERIORS
PLANNERS
INCORPORATED

EST. 1988

RICK GONZALEZ, A.I.A.
PRESIDENT AR-0014172

300 CLEMATIS STREET
WEST PALM BEACH
FLORIDA 33401
PH: (561)-659-2383
FAX: (561)-659-5546

www.regarchitects.com

CORPORATION NUMBER
AA-0002447

VILLAGE COMMONS

SUITE 602B

WEST PALM BEACH, FL. 33409

REVISIONS	NO.

DATE 10-20-2016

SCALE N.T.S.

DRAWN BC

CHECKED MHA/REG

REG No. 16020

© 2016

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.

ARCHITECTURAL INFORMATION SHEET

A-0.00