

REV.	NO.	DATE	DESCRIPTION
02/02/18	FOR ROSS REVIEW		
03/17/18	ROSS MARK-UPS		



EXPIRES: 6/30/2018

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PFDA JOB: #16027

SCALE AS NOTED

DRAWN BY: CHECKED BY:

SHEET NUMBER

D1.0

LEGEND

- MASONRY WALL TO REMAIN
- MASONRY WALL TO BE DEMOLISHED
- GYPSUM BOARD/METAL STUD PARTITION TO REMAIN
- LANDLORD PROVIDED NEW DEMISING WALL
- GYPSUM BOARD/METAL STUD PARTITION TO BE DEMOLISHED
- DOOR/WINDOW STOREFRONT TO REMAIN
- DOOR/WINDOW STOREFRONT TO BE REMOVED
- CONCRETE FLOOR SLAB/SEAWALK/LANDSCAPING TO BE REMOVED
- REMOVE ALL LAY-IN ACoustical TILE CEILING, LIGHTING MECH. DUCTS, AND DIFFUSERS

LANDLORD TO PROVIDE 277480V - 600A Q/T CABINET AND FEED ALONG EXTERIOR WALL TO NEW 60% ELEC. ROOM - REFER TO ELEC. DRAWINGS AND COORDINATE WITH REMODELING PLANS

EXISTING ROOF HATCH AND SHIP LADDER FROM MEZZANINE ABOVE (N.I.C.)

EXISTING MEZZANINE ABOVE THIS AREA (N.I.C.)

SLOPE OF ROOF (TYP.)

STORAGE

LANDLORD TO INSTALL NEW 800A MPP PANEL ON UNITS UNTIL NEW PARTITION IS CONSTRUCTED

LANDLORD TO PROVIDE 4" CONDUIT AND PULL STRING FOR TENANT'S PHONE SERVICE

EXIST. ROOF CONSTRUCTION: TYPICAL SINGLE PLY MEMBRANE ROOFING SYSTEM (WHITE) ON RIGID INSULATION AND METAL DECK (NO GRAVEL)

LANDLORD PROVIDED 3-HOUR FIRE RATED DEMISING WALL (NOTE: 40% REQUIRED WIRE MESH IS NOT INSTALLED)

REMOVE EXISTING H.M. EXIT DOOR AND FRAME. MODIFY EXISTING WALL OPENING AS REQUIRED AND PROVIDE NEW EXIT DOOR - REFER TO DOOR SCHEDULE ON SHEET A6.0

REMOVE EXISTING H.M. SERVICE DOOR AND FRAME AND DOOR CANOPY. MODIFY EXISTING WALL OPENING AS REQUIRED AND PROVIDE NEW RECEIVING DOOR - REFER TO DOOR SCHEDULE ON SHEET A6.0

EXISTING H.M. EXIT DOOR, LANDING AND STAIR (NO WORK)

EXISTING OVERHEAD LOADING DOORS (NO WORK)

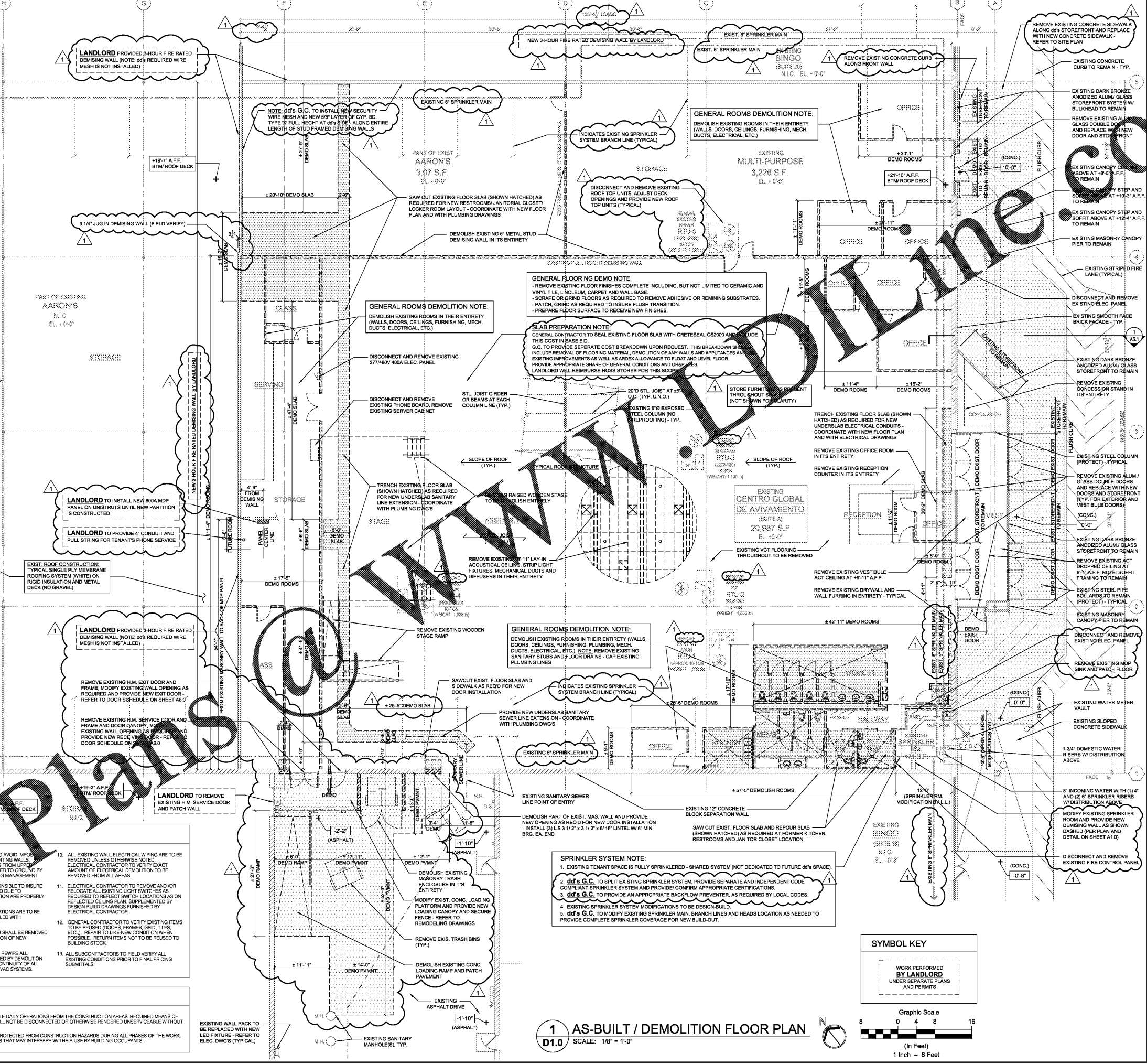
EXISTING 12" MASONRY WALL AT BUILDING PERIMETER (SMOOTH BLOCK, PAINTED) - INSTALL

11'-3" A.F.F. BTM ROOF DECK

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11'-3" A.F.F. BTM ROOF DECK



- GENERAL DEMOLITION NOTES**
- DEMO CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL WALLS, DOORS & FRAMES AS INDICATED BY DASHED LINE ON THE DEMOLITION PLAN
 - DEMO CONTRACTOR TO VERIFY EXISTING TYPE AND EXTENT OF EXISTING FINISHES TO BE REMOVED DURING SITE INSPECTION
 - REMOVE EXISTING WALL FINISHES INCLUDING VINYL, BASE, ETC., AS REQUIRED FOR PREPARATION OF NEW FINISHES
 - REMOVE ALL WORK CAREFULLY TO EXTENT REQUIRED FOR FINISHES TO BE REMOVED. CRACKED MATERIALS SHALL BE REMOVED TO SOUND MATERIAL. ALL AREAS AND SURFACES TO BE REMOVED SHALL BE PROTECTED FROM DAMAGE TO REMAINING SURFACES. HOLES TO BE REMOVED SHALL BE REPAIRED TO ORIGINAL FINISHES
 - PROMPTLY REMOVE DEBRIS TO AVOID IMPROPER LOADS ON SUPPORTING WALLS. EXCESSIVE DEBRIS SHALL BE TRANSPORTED TO GROUND BY MEANS SPECIFIED BY BUILDING MANAGEMENT
 - DEMO CONTRACTOR IS RESPONSIBLE TO INSURE ALL EXISTING MATERIALS ARE PROPERLY PATCHED AND REPAIRED
 - ALL EXISTING FLOOR PENETRATIONS ARE TO BE REPAIRED AND SEALED WITH APPROPRIATE MATERIALS
 - ALL EXISTING FLOOR FINISHES SHALL BE REMOVED AS REQUIRED FOR INSTALLATION OF NEW FINISHES
 - ELECTRICAL CONTRACTOR TO REWIRE ALL ELECTRICAL ITEMS AS REQUIRED BY DEMOLITION WORK. MAINTAIN EXISTING CONTINUITY OF ALL ELECTRICAL CIRCUITRY AND HVAC SYSTEMS
 - ALL EXISTING WALL ELECTRICAL WIRING ARE TO BE REMOVED UNLESS OTHERWISE NOTED
 - ELECTRICAL CONTRACTOR TO VERIFY EXACT AMOUNT OF ELECTRICAL DEMOLITION TO BE REMOVED FROM ALL AREAS
 - ELECTRICAL CONTRACTOR TO REMOVE AND/OR RELOCATE ALL EXISTING LIGHT SWITCHES AS REQUIRED TO REFLECT SWITCH LOCATIONS AS ON REFLECTED CEILING PLAN SUPPLEMENTED BY DESIGN BUILD DRAWINGS FURNISHED BY ELECTRICAL CONTRACTOR
 - GENERAL CONTRACTOR TO VERIFY EXISTING ITEMS TO BE REUSED (DOORS, FRAMES, GRD. TILES, ETC.). REPAIR TO LIKE-NEW CONDITION WHEN POSSIBLE. RETURN ITEMS NOT TO BE REUSED TO BUILDING STOCK
 - ALL SUBCONTRACTORS TO HOLD VERIFY ALL EXISTING CONDITIONS PRIOR TO FINAL PRICING SUBMITTALS

- MUNICIPAL CODE REQUIREMENTS**
- AREAS OF DEMOLITION SHALL REQUIRE BARRIERS TO BE PROVIDED IN ORDER TO SEPARATE DAILY OPERATIONS FROM THE CONSTRUCTION AREAS. REQUIRED MEANS OF EGRESS SHALL BE MAINTAINED DURING CONSTRUCTION. FIRE PROTECTION SYSTEMS SHALL NOT BE DISCONNECTED OR OTHERWISE RENDERED UNSERVICEABLE WITHOUT FIRST NOTIFYING THE FIRE DEPARTMENT
 - THE GC SHALL INSURE THAT THE GENERAL PUBLIC OCCUPYING THE BUILDING SHALL BE PROTECTED FROM CONSTRUCTION. HAZARDS DURING ALL PHASES OF THE WORK. ALL EXITS SHALL BE MAINTAINED FREE OF OBSTRUCTIONS AND CONSTRUCTION ACTIVITIES THAT MAY INTERFERE WITH THEIR USE BY BUILDING OCCUPANTS

1 AS-BUILT / DEMOLITION FLOOR PLAN
D1.0 SCALE: 1/8" = 1'-0"

SYMBOL KEY

WORK PERFORMED BY LANDLORD UNDER SEPARATE PLANS AND PERMITS

Graphic Scale
0 4 8 16
(In Feet)
1 Inch = 8 Feet