

1 DEMOLITION FLOOR PLAN
SCALE: 1/8" = 1'-0"

DEMOLITION LEGEND:

- EXISTING INTERIOR/EXTERIOR WALL TO BE REMOVED
- EXISTING INTERIOR DOOR TO BE DEMOLISHED
- EXISTING EXTERIOR WOOD FRAMED WALL TO REMAIN
- EXISTING INTERIOR PARTITION TO REMAIN

DEMOLITION LEGEND

DEMOLITION NOTES:

REQUIREMENTS INCLUDED:

- A.
1. COORDINATE WORK OF TRADES AND SCHEDULE ELEMENTS OF ALTERATIONS AND RENOVATION WORK BY PROCEDURES AND METHODS TO EXPEDITE COMPLETION OF THE WORK.
2. CUT, MOVE OR REMOVE ITEMS AS NECESSARY TO PROVIDE ACCESS OR TO ALLOW ALTERATIONS AND NEW WORK TO PROCEED. INCLUDE SUCH ITEM AS :
- a. REPAIR OR REMOVAL OF HAZARDOUS OR UNSANITARY CONDITIONS.
 - b. REMOVAL OF ABANDONED ITEMS AND ITEMS SERVING NO USEFUL PURPOSE, SUCH AS ABANDONED PIPING, CONDUIT, AND WIRING.
 - c. REMOVAL OF UNSUITABLE OR EXTRANEOUS MATERIALS NOT MARKED FOR SALVAGE, SUCH AS ABANDONED EQUIPMENT AND DEBRIS INCLUDING ROTTED WOOD, RUSTED METALS AND DETERIORATED CONCRETE.
- B.
1. CONDITIONS AND REQUIREMENTS: THE DEMOLITION CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR HAULING AND LEGALLY DISPOSING OF MATERIALS REMOVED IN DEMOLITION WORK.
2. PROCEDURES: THE PROCEDURES PROPOSED FOR THE ACCOMPLISHMENT OF SALVAGE AND DEMOLITION WORK SHALL PROVIDE FOR SAFE CONDUCT OF THE WORK, CAREFUL REMOVAL AND DISPOSITION OF MATERIALS, PROTECTION OF PROPERTY, COORDINATION WITH WORK OF OTHERS IN PROGRESS, AND TIMELY DISCONNECTION OF UTILITY SERVICES. THE PROCEDURES SHALL INCLUDE A DETAILED DESCRIPTION OF METHODS AND EQUIPMENT TO BE USED FOR EACH OPERATION.
3. PARTITION: REMOVE ALL EXISTING INTERIOR PARTITIONS AND RELATED UTILITIES AS INDICATED IN THE DEMOLITION PLAN.
4. DUST CONTROL: THE AMOUNT OF DUST RESULTING FROM DEMOLITION SHALL BE CONTROLLED TO PREVENT THE SURROUNDING AREA. USE OF WATER WILL NOT BE PERMITTED WHEN IT WILL RESULT IN, OR CREATE HAZARDOUS OR OBJECTIONABLE CONDITIONS SUCH AS FLOODING.

5. PROTECTION OF EXISTING BUILDING:
- A. EXISTING BUILDING SHALL BE PROTECTED FROM DAMAGE. ANY PART DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO MATCH EXISTING CONDITIONS AT CONTRACTOR'S EXPENSE.
 - B. COVER ITEMS AS NECESSARY TO PROTECT FROM DUST.
 - C. AT END OF EACH WORK DAY, CLOSE OFF AREAS FROM PUBLIC.
 - D. DEMOLITION CONTRACTOR SHALL PROVIDE AND MAINTAIN NECESSARY BARRICADES TO PREVENT SPILLAGE ON ANY UNAUTHORIZED PERSONS FROM ACCIDENTALLY OR INTENTIONALLY ENTERING THE WORK AREA.
6. ENVIRONMENTAL PROTECTION: ALL WORK AND CONTRACT OPERATIONS SHALL COMPLY WITH ALL REQUIREMENTS OF STATE AND BROWARD COUNTY ENVIRONMENTAL PROTECTION REGULATIONS.
7. EXPLOSIVE AND BURNING:
- A. USE OF EXPLOSIVES WILL NOT BE PERMITTED.
 - B. USE OF FIRE FOR DEMOLITION OR DISPOSAL OF MATERIAL OR ANY OTHER SITUATION INTENTIONAL OR ACCIDENTAL WILL NOT BE PERMITTED.
8. EXISTING UTILITIES
- A. CONTACT ALL UTILITIES INCLUDING ELECTRIC, WATER, GAS AND TELEPHONE, PRIOR TO BEGINNING WORK AND REQUEST THAT ALL SERVICE BE SHUT OFF AND CAPPED AT PRIMARY SERVICE LINES.
 - B. REMOVE ALL EXISTING UTILITIES ACCORDING TO SEQUENCE OF OPERATIONS APPROVED AT START OF PROJECT.
 - C. REMOVE ALL EXISTING UTILITIES UNCOVERED BY DEMOLITION AND TERMINATE IN A MANNER AND AT A TIME SATISFACTORY TO UTILITY COMPANIES INVOLVED. WHERE UTILITY COMPANY DESIRES TO EFFECT THE REMOVAL OF THEIR MATERIALS THEY SHALL BE PERMITTED TO DO SO.
 - D. REMOVE AND DELIVER METERS AND RELATED EQUIPMENT TO THE APPROPRIATE UTILITY COMPANIES WITHOUT ADDITIONAL COST TO THE OWNER. WHEN UTILITY LINES ARE ENCOUNTERED THAT ARE NOT ON THE DRAWINGS OR VISIBLE THEY SHALL BE DISPOSED OF IN ACCORDANCE WITH INSTRUCTIONS OF THE ARCHITECT/ENGINEER.

- E. INSTALL AND LEAVE A WELL MARKED STAKE AT CAPPED END OF EVERY UTILITY CAPPED ON THE SITE.
9. DISPOSING OF MATERIAL:
- A. TITLE TO MATERIALS: TITLE TO ALL MATERIAL AND EQUIPMENT TO BE DEMOLISHED AND REMOVED EXCEPT ITEMS INDICATED TO BE TURNED OVER TO THE OWNER IS VESTED IN THE CONTRACTOR AT START OF PROJECT. THE OWNER WILL NOT BE RESPONSIBLE FOR THE CONDITIONS, LOSS, OR DAMAGE TO SUCH PROPERTY AFTER NOTICE TO PROCEED.
 - B. DEBRIS CONTROL: REMOVE AND TRANSPORT DEBRIS IN LEAK-FREE CONTAINERS IN A MANNER TO PREVENT SPILLAGE ON ANY PART OF EXISTING BUILDING, PARKING LOT AREAS, OR CITY STREETS.
 - C. REGULATIONS: COMPLY WITH COUNTY, MUNICIPALITY, AND CITY REGULATIONS REGARDING HAULING AND DISPOSAL OF DEBRIS. ALL SUCH MATERIAL SHALL BE DISPOSED OF OFF SITE IN A LEGAL DISPOSAL AREA.
10. PREPARATION:
- A. PROVIDE ADEQUATE TEMPORARY SUPPORT AS NECESSARY TO ASSURE STRUCTURAL VALUE OR INTEGRITY OF AFFECTED PORTION OF PROJECT FROM DAMAGE.
 - B. PROVIDE DEVICES AND METHODS TO PROTECT OTHER PORTIONS OF PROJECT FROM DAMAGE.
 - C. PROVIDE PROTECTION FROM ELEMENTS FOR THAT PORTION OF THE PROJECT WHICH MAY BE EXPOSED BY CUTTING AND PATCHING WORK.
11. PERFORMANCE:
- A. EXECUTE CUTTING AND DEMOLITION BY METHODS WHICH WILL PREVENT DAMAGE TO OTHER WORK, AND WHICH WILL PROVIDE PROPER SURFACES TO RECEIVE INSTALLATION OF REPAIRS.
 - B. EXECUTE FITTING AND ADJUSTMENT OF PRODUCTS TO PROVIDE A FINISHED INSTALLATION TO COMPLY WITH SPECIFIED PRODUCTS, FUNCTION, TOLERANCE AND FINISHES.

- C. RESTORE WORK WHICH HAS BEEN CUT OR REMOVED. INSTALL NEW PRODUCTS TO PROVIDE COMPLETED WORK IN ACCORD WITH REQUIREMENTS THROUGH DOCUMENTS.
- D. FIT WORK AIR-TIGHT TO PIPES, SLEEVES, DUCTS, CONDUIT AND OTHER PENETRATIONS THROUGH SURFACES.
- E. REFINISH ENTIRE SURFACES AS NECESSARY TO PROVIDE AN EVEN FINISH TO MATCH ADJACENT FINISHES.
- 1. FOR CONTINUOUS SURFACES, REFINISH TO NEAREST INTERSECTION.
 - 2. FOR AN ASSEMBLY, REFINISH ENTIRE UNIT.
12. CONTRACTOR SHALL VERIFY ALL EXIST'G CONDITIONS PRIOR TO COMMENCING DEMOLITION OR CONSTRUCTION. CONTRACTOR SHALL CONTACT THE STRUCTURAL ENGINEER OF RECORD SHOULD A CONFLICT OCCUR BETWEEN THE EXISTING CONDITIONS AND THOSE CONDITIONS DEPICTED ON THESE PLANS.
13. THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING & STABLE AFTER THE BUILDING IS COMPLETE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE TO INSURE SAFETY OF THE BUILDING & ITS COMPONENTS DURING ERECTION. THIS INCLUDES THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS OR TIEDOWNS.

DEMOLITION NOTES



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SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE

GO BISTRO
AT RAMCON
144 NE 1ST AVE.
HOLLYWOOD FLORIDA 33020

DEMOLITION PLANS AND
NOTES

REVISIONS
No. DATE DESCRIPTION

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PROJECT No.: 19043
DATE: 10-20-20
DRAWN BY: TMS
CHECKED BY: JBK

SHEET

D-1

SHEET 1 OF 1

THE SOUTH 37.50 FEET OF THE NORTH 444.0 FEET OF THE WEST 150.0 FEET OF OUTLOT SIXTEEN (16) OF TOWN OF HALLANDALE, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 13, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.

144 N.E 1ST AVENUE
HALLANDALE BEACH, FL 33009

EXISTING ZONING: FASHION/ ART/ DESIGN SUBDISTRICT


LAND USE DESIGNATION: GENERAL BUSINESS

NET LOT AREA: 5,634.6 SQUARE FEET (0.1 AC)

PARKING:

	REQUIRED	PROVIDED
RESTAURANT	138 SEATS/4 = 35 SPACES	0 SPACES
OFFICE	989 SF/250 = 4 SPACES	1 SPACE
2 BED UNIT	2 SPACES	
	<hr/> 41 SPACES	<hr/> 1 SPACE

BUILDING SETBACKS:

	<u>ALLOWED</u>	<u>PROVIDED</u>	
FRONT	10'-0"	2'-6" to roof terrace	
SIDE (NORTH)	0'-0"	0'-0" EXISTING	
SIDE (SOUTH)	0'-0"	0'-0" EXISTING	
REAR	10'-0"	23'-3" EXISTING	

LANDSCAPE:

	<u>REQUIRED</u>	<u>PROVIDED</u>
FRONT	282 SF (5%)	488 SF (8.6%)

BUILDING HEIGHT:	<u>ALLOWED</u>	<u>PROVIDED</u>
	FOUR STORIES	TWO STORIES

BUILDING AREAS:

EXISTING	3720.0 S.F.
ADDITION	195.0 S.F.
TOTAL	<u>3915.0 S.F.</u>

	<u>REQUIRED</u>	<u>PROVIDED</u>
ROOF TERRACE SETBACK	10'-0"	2'-6"
TRELLIS SETBACK	10'-0"	3'-0"

A-0



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SHEET TITLE

SITE DATA

REVISIONS

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DATE: 10-20-20

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SHEET



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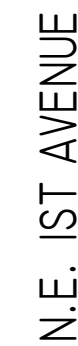
PROJECT TITLE

SHEET TITLE

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PROJECT No.: 19043
DATE: 10-20-20
DRAWN BY: TMS
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SHEET 2 OF 2



EXISTING FIRST FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



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



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PROJECT TITLE

SHEET TITLE

FLOOR PLANS

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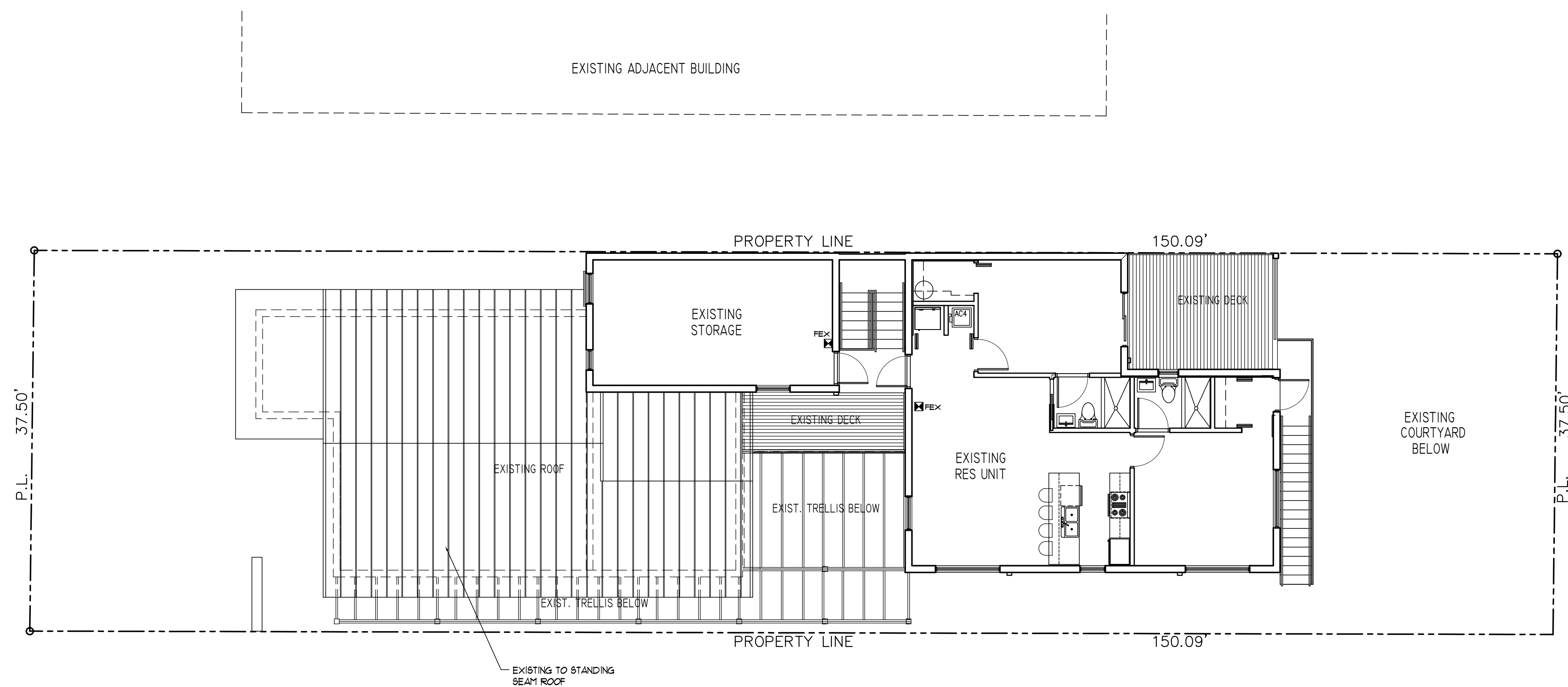
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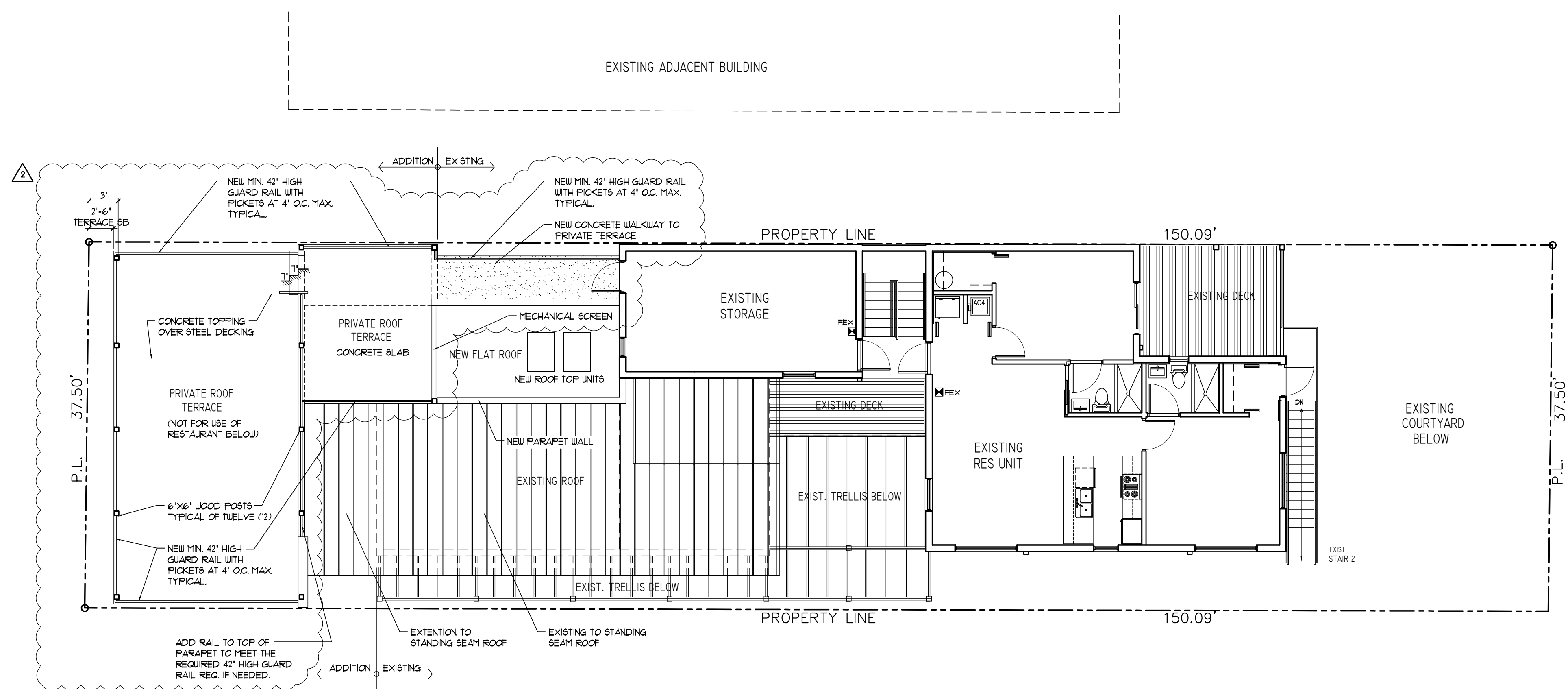
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SHEET 3 OF 5



EXISTING ROOF PLAN/ SECOND FLOOR PLAN



NORTH

1 FLOOR PLANS

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

PROPOSED ROOF PLAN/ SECOND FLOOR PLAN



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HEET TITLE

FLOOR PLANS

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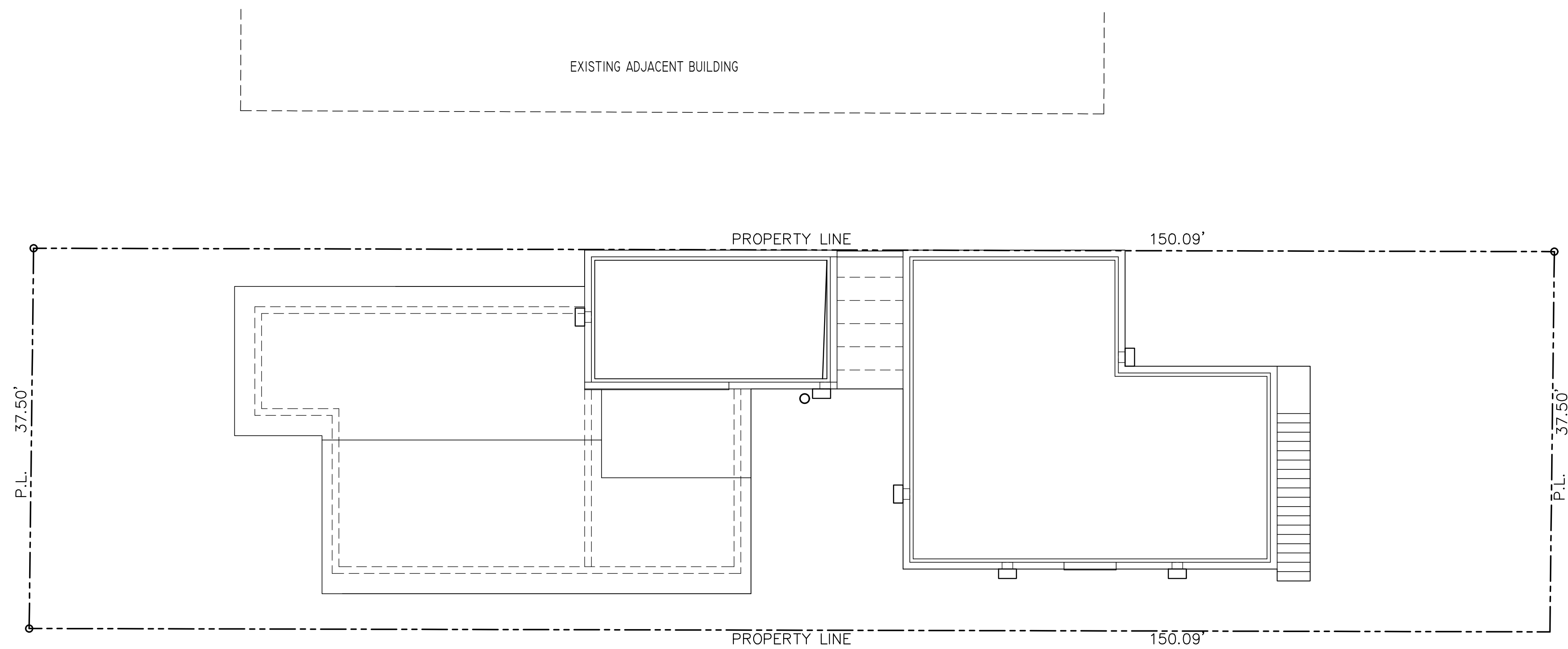
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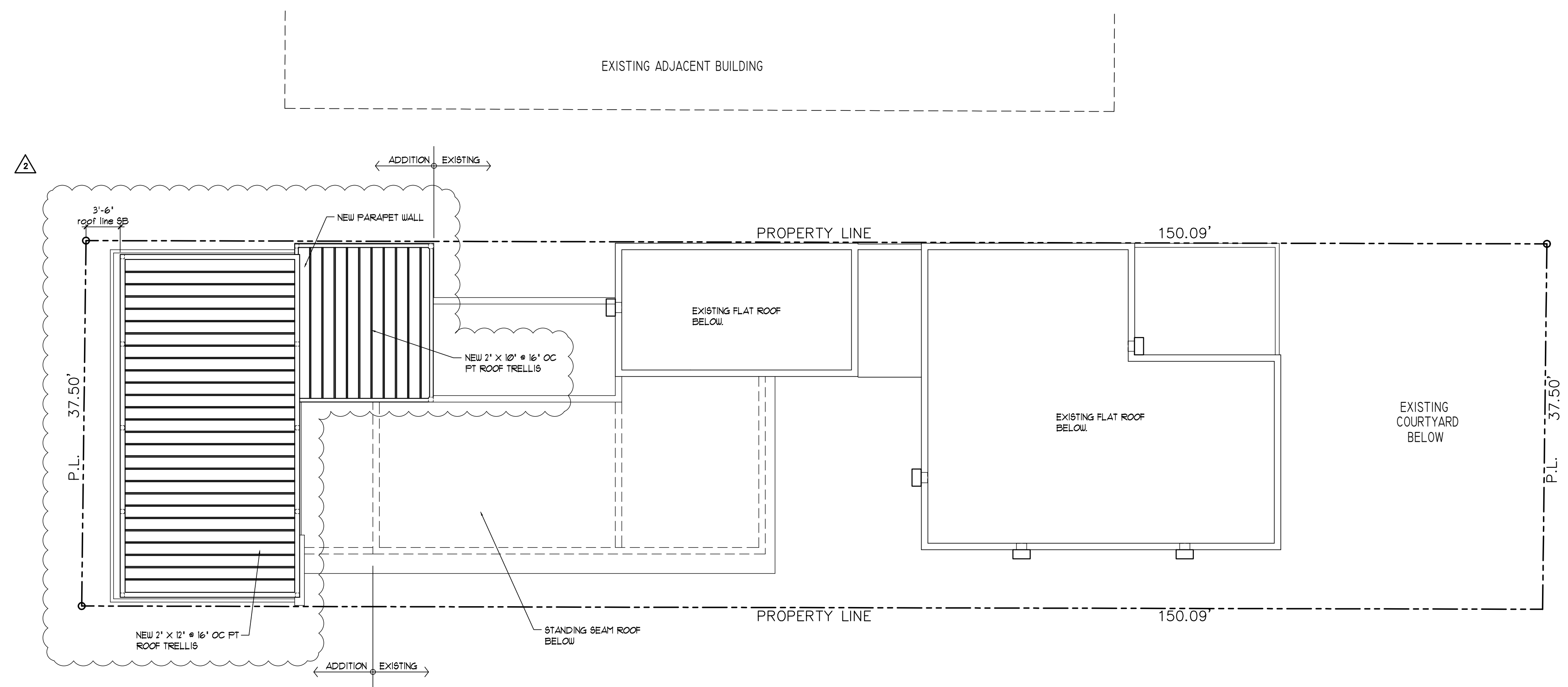
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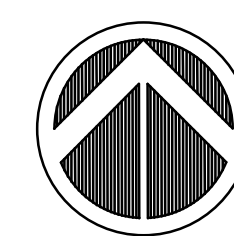
SHEET 3 OF 5



EXISTING ROOF PLAN



PROPOSED ROOF PLAN



NORTH

1 FLOOR PLANS

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



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SHEET TITLE

ELEVATIONS

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SHEET

A-3

SHEET 4 OF 5



- 1 NEW IMPACT RESISTANT WINDOW GC TO PROVIDE NOA.
- 2 NEW COMPOSITE WOOD SIDING FINISH ON WALLS.
- 3 NEW IMPACT RESISTANT WEATHER SEALED DOOR
- 4 EXISTING IMPACT RESISTANT DOOR TO REMAIN
- 5 EXISTING IMPACT RESISTANT WINDOWS TO REMAIN
- 6 NEW IMPACT RESISTANT ROLL UP DOOR. GC TO PROVIDE
- 7 EXISTING METAL STANDING SEAM ROOF
- 8 NEW A/C UNITS AT NEW FLAT ROOF AREA (SLOPE FINISH ROOF SYSTEM $\frac{1}{4}$ " PER FT. MIN. SEE ROOF PLAN)

16 NEW PRECAST CONCRETE PLANTERS



23 NEW DOWN SPOUT

1 ELEVATIONS

Bidder shall use complete sets of Bidding Documents in preparing bids, neither the Owner nor Architect assumes responsibility for errors or misstatements resulting from the use of incomplete or preliminary sets of Bidding Documents. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as required by all, performance by the Contractor will be required only to the extent consistent with the Contract Documents and necessarily included herein as being necessary to procure the intended results.



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ELEVATIONS

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SHEET

A-4

SHEET 5 OF 5



- 1 NEW IMPACT RESISTANT WINDOW GC TO PROVIDE NOA.
- 2 NEW COMPOSITE WOOD SIDING FINISH ON WALLS.
- 3 NEW IMPACT RESISTANT WEATHER SEALED DOOR
- 4 EXISTING IMPACT RESISTANT DOOR TO REMAIN
- 5 EXISTING IMPACT RESISTANT WINDOWS TO REMAIN
- 6 NEW IMPACT RESISTANT ROLL UP DOOR. GC TO PROVIDE
- 7 EXISTING METAL STANDING SEAM ROOF
- 8 NEW A/C UNITS AT NEW FLAT ROOF AREA (SLOPE FINISH ROOF SYSTEM $\frac{1}{2}$ PER FT. MIN. SEE ROOF PLAN)

- 9 NEW ROOF TERRACE SYSTEM, UNDER SEPARATE PERMIT, G.C. TO PROVIDE SHOP DRAWINGS FOR REVIEW BEFORE SUBMITTING TO THE BUILDING DEPARTMENT.
- 10 LINE OF NEW FENCING SYSTEM, UNDER SEPARATE PERMIT, G.C. TO PROVIDE SHOP DRAWINGS FOR REVIEW BEFORE SUBMITTING TO THE BUILDING DEPARTMENT.
- 11 EXISTING 6" SQ. WOOD COLUMN (COORDINATE W/ STRUCTURAL DWG'S.)
- 12 EXISTING 2x WOOD TRELLIS (COORDINATE W/ STRUCTURAL DWG'S.)
- 13 1-1/2" DIM. ALUM. HAND RAILING @ 36" AFF. (SLOPE W/ RAMP 1:12)
- 14 NEW CONCRETE DINING SLAB WITH NON SLIP FINISH
- 15 NEW CONCRETE ROOF DECK AREA COORDINATE WITH STRUCTURAL DRAWINGS
- 16 NEW PRECAST CONCRETE PLANTERS

- | | |
|----|--|
| 17 | NEW LANDSCAPED AREA |
| 18 | EXISTING WALL MURAL |
| 19 | NEW REAR PROPERTY LINE 6'-0" HIGH CBS WALL WITH STUCCO AND PAINT FINISH BOTH SIDES |
| 20 | EXISTING FREE STANDING CONCRETE ENTRY FEATURE |
| 21 | NEW PAINTED METAL COLUMN |
| 22 | NEW PAINTED METAL BEAM |
| 23 | NEW DOWN SPOUT |

1 ELEVATIONS

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