

PROPOSED DUMPSTER ENCLOSURE 2220 SW GATLIN BLVD. PORT ST. LUCIE, FLORIDA

PROJECT DATA

DUMPSTER SQUARE FOOTAGE: 283 SQ.FT.
CONSTRUCTION TYPE: V-B
BUILDING OCCUPANCY: A-2
BUILDING CODE: 2023 FLORIDA
BUILDING CODE: RECIPROCAL
PARKING: RECIPROCAL

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GENERAL DEMOLITION NOTES

- ALL DEMOLITION WORK SHALL BE PERFORMED IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS. SECURE REQUIRED DEMOLITION PERMITS AHEAD WITH OWNER AND/OR APPROPRIATE AGENCY FOR SERVICE SHUTOFFS BEFORE BEGINNING DEMOLITION OPERATIONS. (IDENTIFY ALL EXISTING HARDWARE AND DEVICES SCHEDULED TO REMAIN, OR TO BE SALVAGED FOR REUSE).
- COORDINATE ALL DEMOLITION OPERATIONS WITH OWNER FOR SHUTDOWN PERIODS AND SEQUENCE OF WORK. PROTECT EXISTING HARDWARE AND DEVICES TO REMAIN, AND ASSURE CONTINUING FACILITY OPERATIONS IN GENERAL.
- REMOVE ALL DEMOLISHED MATERIALS NOT SCHEDULED FOR SALVAGE AND REUSE, OR THOSE TO BECOME PROPERTY OF THE OWNER, LOCAL AUTHORITIES OR UTILITY CO. FROM THE SITE AND DISPOSE OF IN ACCORDANCE WITH LOCAL REGULATIONS. CONFORM WITH OWNER'S PROPERTY AUTHORITIES OR UTILITY CO. ALL ITEMS TO BE SALVAGED AND RETURNED TO THE APPROPRIATE PARTY. ALL ITEMS TO BE TURNED OVER TO THE OWNER, LOCAL AUTHORITIES OR UTILITY CO. SHALL BE PROTECTED DURING DEMOLITION AND REMOVAL AND SHALL BE DELIVERED TO THE APPROPRIATE PARTY IN AN UNDAMAGED CONDITION.
- CONTRACTOR SHALL PROVIDE A SCHEDULE OF ITEMS TO BE SALVAGED TO THE OWNER, LOCAL AUTHORITIES OR UTILITY CO. AS REQUIRED.
- ALL ITEMS SCHEDULED TO BE SALVAGED FOR REUSE SHALL BE REMOVED WITH CARE, STORED AND PROTECTED FROM DAMAGE UNTIL SALVAGED ITEMS ARE INCORPORATED IN THE NEW WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPLACE AND/OR RESTORE ANY ITEMS SCHEDULED FOR SALVAGE AND REUSE THAT ARE DAMAGED DURING THE COURSE OF CONTRACT OPERATIONS. THE OWNER SHALL DETERMINE THE SUITABILITY OF THESE SALVAGED ITEMS FOR REUSE IN THE WORK.
- REUSE OF SALVAGED MATERIALS, NOT SPECIFICALLY SCHEDULED WILL BE AT THE SOLE DISCRETION OF THE OWNER. IN NO CASE SHALL SALVAGED MATERIALS BE INCORPORATED IN THE WORK THAT DO NOT MEET MINIMUM REQUIREMENTS OF STATE AND LOCAL CODES AND REGULATIONS AND FINISH ACCEPTABILITY OF OWNER'S REP.
- DEMOLITION PLANS SHALL BE COORDINATED WITH DRAWINGS FOR NEW CONSTRUCTION (INTERIOR ELEVATIONS, DETAILS, ETC.) SO THAT THE EXACT BOUNDARIES OF SPECIFIC DEMOLITION MAY BE DETERMINED.
- IT IS NOT THE INTENT TO SHOW EVERY PART OR ITEM TO BE REMOVED IN DEMOLITION WORK. MECHANICAL, ELECTRICAL AND OTHER WORK RELATED TO A WALL OR AREA SCHEDULED FOR DEMOLITION AND REMOVAL SHALL BE PERFORMED WHETHER SO NOTED OR NOT. PROTECT ALL ITEMS INTENDED FOR SALVAGE AND REUSE, OR SCHEDULED TO REMAIN, WHERE EXISTING WALL SUBSTRATES ARE TO BE REMOVED. ALL RELATED MECHANICAL, ELECTRICAL, ALARM, PHONE P.O.S., SECURITY CONTROLS, EXIT SIGNS, OUTLETS, ETC. SHALL BE PROTECTED AND WHERE REQUIRED BE REMOVED AND RE-INSTALLED TO FIT FLUSH WITH NEW WALL FINISH. WHERE EXISTING MECHANICAL, ELECTRICAL OR PLUMBING ITEMS ARE RUN EXPOSED ON WALL SURFACE CONTRACTOR SHALL OPEN WALL CAVITY AS REQUIRED TO CONCEAL THE ITEMS.
- PATCH/REPAIR/REFINISH ALL SURFACES EXPOSED BY DEMOLITION WORK TO MATCH AND ALIGN WITH EXISTING ADJACENT SURFACES SCHEDULED TO REMAIN, AND PREPARE TO RECEIVE NEW FINISHES AS SPECIFIED. WORK SHALL INCLUDE ALL LABOR AND MATERIALS REQUIRED TO RENDER SUBSTRATES ACCEPTABLE TO RECEIVE NEW FINISHES AS SPECIFIED, IN ACCORDANCE WITH MANUFACTURER'S WRITTEN RECOMMENDATIONS.
- WHEN WALLS, COLUMNS OR OTHER SUPPORTING AND/OR BRACING ELEMENTS ARE SCHEDULED FOR DEMOLITION, TEMP. STRUCTURAL SUPPORTS AND BRACING FOR THE ADJACENT CONSTRUCTION SHALL BE PROVIDED AND MAINTAINED UNTIL THE PERMANENT SUPPORTING STRUCTURES ARE IN PLACE AND ABLE TO SUPPORT IMPOSED LOADS.
- TERMINATE, CAP AND REMOVE ALL ABANDONED ELECTRICAL CONDUIT, WIRING BOXES, SWITCHES, ETC., PLUMBING AND DRINK FURNISHES, ETC., HVAC DUCTWORK, CONTROLS, PIPING, ETC., AS REQUIRED CONCEALED IN WALLS OR UNDER SLAB.

SCOPE OF WORK

MILLER'S ALE HOUSE IS PROPOSING A DUMPSTER ENCLOSURE ADDITION.

LEGAL DESCRIPTION

BEING ALL PARCELS 1 THROUGH 10 OF GATLIN PLAZA CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM OF GATLIN PLAZA CONDOMINIUM, RECORDED IN OFFICIAL RECORDS BOOK 3409, PAGE 2488, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, TOGETHER WITH ITS UNDIVIDED INTEREST IN THE COMMON ELEMENTS.

GENERAL NOTES:

- THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS WITH DOCUMENTS GIVEN AT PRE-BID MEETING AND ACCEPT PREMISES AS FOUND. OWNER ASSUMES NO RESPONSIBILITY FOR THE CONDITION OF THE EXISTING SITE OR EXISTING STRUCTURES AT THE TIME OF BIDDING OR THEREAFTER. THE ONLY EXCEPTION IS REQUIRED CITY, COUNTY AND/OR STATE PLUMBING, FOR WHICH OWNER WILL ASSUME RESPONSIBILITY.
- DIMENSIONS TAKE PRECEDENCE OVER DRAWINGS, DO NOT SCALE DRAWINGS TO DETERMINE ANY LOCATIONS. THE OWNER SHALL BE NOTIFIED IF ANY DISCREPANCY OCCURS PRIOR TO CONTINUING WITH WORK.
- ALL PLAN DIMENSIONS ARE FROM FACE OF FINISH TO FACE OF FINISH, U.N.O.
- ALL CONSTRUCTION SHALL COMPLY WITH THE APPLICABLE BUILDING CODES AND LOCAL RESTRICTIONS. ALL CONTRACTORS MUST COMPLY WITH THE CONTRACTOR REGISTRATION REQUIREMENTS OF ALL GOVERNING AUTHORITIES.
- THE CONTRACTOR SHALL REPORT TO THE OWNER ANY ERRORS, INCONSISTENCIES, OR OMISSIONS HE MAY DISCOVER. THE CONTRACTOR IS RESPONSIBLE FOR CORRECTING ANY ERRORS AFTER THE START OF CONSTRUCTION WHICH HAVE NOT BEEN BROUGHT TO THE ATTENTION OF THE OWNER. THE MEANS OF CORRECTING ANY ERROR SHALL FIRST BE APPROVED BY THE OWNER.
- THE GENERAL BUILDING PERMITS SHALL BE PAID FOR BY THE CONTRACTOR. PERMIT FEES WILL BE REIMBURSED BY THE OWNER AT ACTUAL COST. ALL OTHER PERMITS SHALL BE SECURED AND PAID FOR BY THE SUBCONTRACTOR DIRECTLY RESPONSIBLE. ALL REQUIRED CITY, COUNTY AND/OR STATE LICENSES SHALL BE ACQUIRED AND PAID FOR BY THE INDIVIDUAL GENERAL CONTRACTOR OR SUBCONTRACTOR.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREIN OR NOT AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSE OF REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH THE EXECUTION OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING COMPLETE SECURITY COMPATIBLE WITH RESTAURANT'S STANDARDS OF THE JOB SITE WHILE WORK IS IN PROGRESS AND UNTIL THE PROJECT IS COMPLETED.
- ALL DEBRIS SHALL BE REMOVED FROM PREMISES AND AREA OF ALL TIMES. AREAS NOT UNDER TOTAL CONSTRUCTION SHALL BE THOROUGHLY CLEAN AND FREE OF CONSTRUCTION DUST EACH DAY.
- CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF THE OCCUPANTS AND WORKERS AT ALL TIMES.
- CONTRACTOR SHALL COORDINATE ALL SUB-CONTRACTORS THAT ARE UNDER DIRECT CONTRACT WITH MILLER'S ALE HOUSE.
- APPROVED PLANS SHALL BE KEPT IN A PLAN BOX AND SHALL NOT BE USED BY WORKMEN. ALL CONSTRUCTION SETS SHALL REFLECT SAME INFORMATION. THE CONTRACTOR SHALL ALSO MAINTAIN, IN GOOD CONDITION, ONE COMPLETE SET OF PLANS WITH ALL REVISIONS, ADDENDUMS AND CHANGE ORDERS, ON THE PREMISES AT ALL TIMES. THESE ARE TO BE KEPT UNDER THE CARE OF THE JOB SUPERINTENDENT.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR RECEIVING, UNLOADING, UNCRATING, INSTALLATION AND "HOOK-UP" OF ALL EQUIPMENT AND MATERIALS TO BE INSTALLED. THE G.C. IS REQUIRED TO HIRE APPROPRIATE AND COMPETENT TRADES TO PERFORM EACH TRADE.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL REPLACE OR REMEDY ANY FAULTY, IMPROPER OR INFERIOR MATERIALS OR WORKMANSHIP WHICH SHALL APPEAR WITHIN ONE (1) YEAR OR AS OTHERWISE SPECIFIED FOR A SPECIFIC COMPONENT AFTER THE COMPLETION AND ACCEPTANCE OF THE WORK UNDER THIS CONTRACT.
- SILICONE CAULK SHALL BE USED AT THE FOLLOWING LOCATIONS:
 - CONDUIT AND PIPE PENETRATIONS AT WALLS, FLOORS, AND CEILINGS—CLEAR
 - ALL UNLIKE SURFACES—CLEAR
- DISCREPANCIES BETWEEN PORTIONS OF THE CONTRACT DOCUMENTS ARE NOT INTENDED. THE CONTRACTOR IS TO CLARIFY WITH THE OWNER ANY SUCH DISCREPANCIES PRIOR TO COMMENCING WORK.
- ALL ELECTRICAL, MECHANICAL AND PLUMBING WORK SHALL CONFORM TO THE REQUIREMENTS OF LOCAL AUTHORITIES HAVING JURISDICTION.
- THE ARCHITECT AND/OR OWNER WILL REVIEW SHOP DRAWINGS AND SAMPLES FOR CONFORMANCE WITH DESIGN CONCEPT FOR THE PROJECT. THE OWNER AND/OR ARCHITECT'S APPROVAL OF A SPECIFIC ITEM SHALL NOT NECESSARILY INDICATE APPROVAL OF AN ASSEMBLY IN WHICH THE ITEM FUNCTIONS.
- GENERAL CONTRACTOR IS TO ASSURE THAT NO REBAR OR REINFORCEMENT IS PRESENT PRIOR TO CORE DRILLING OR PLACING BELTS OR ANY OTHER ITEM WHICH COULD DISTURB THE STRUCTURAL SLAB.
- ALL BIDDING AND CONSTRUCTION SHALL BE ADMINISTERED BY MILLER ALE HOUSE. ARCHITECT AND/OR CONSULTANT SHOULD NOT BE CONTACTED DIRECTLY.
- FOR CONSTRUCTION DETAILS NOT SHOWN, USE THE MANUFACTURER'S STANDARD DETAILS OR APPROVED SHOP DRAWINGS/DATA SHEETS IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
- INSTALLATION OF ALL OWNER SUPPLIED ITEMS IS BY GENERAL CONTRACTOR UNLESS OTHERWISE SPECIFIED.

