

ALTERATIONS TO
SHOPPES OF SILVERWOOD
TENANT SEPERATION
EFFINGHAM COUNTY
RINCON, GA

REVISIONS	DATE	DESCRIPTION
		NEW CONSTRUCTION FLOOR PLAN

SCHEMATIC REVIEW
05.18.2018

JOB NO: 18.021
ISSUE DATE:
DRAWN: MF

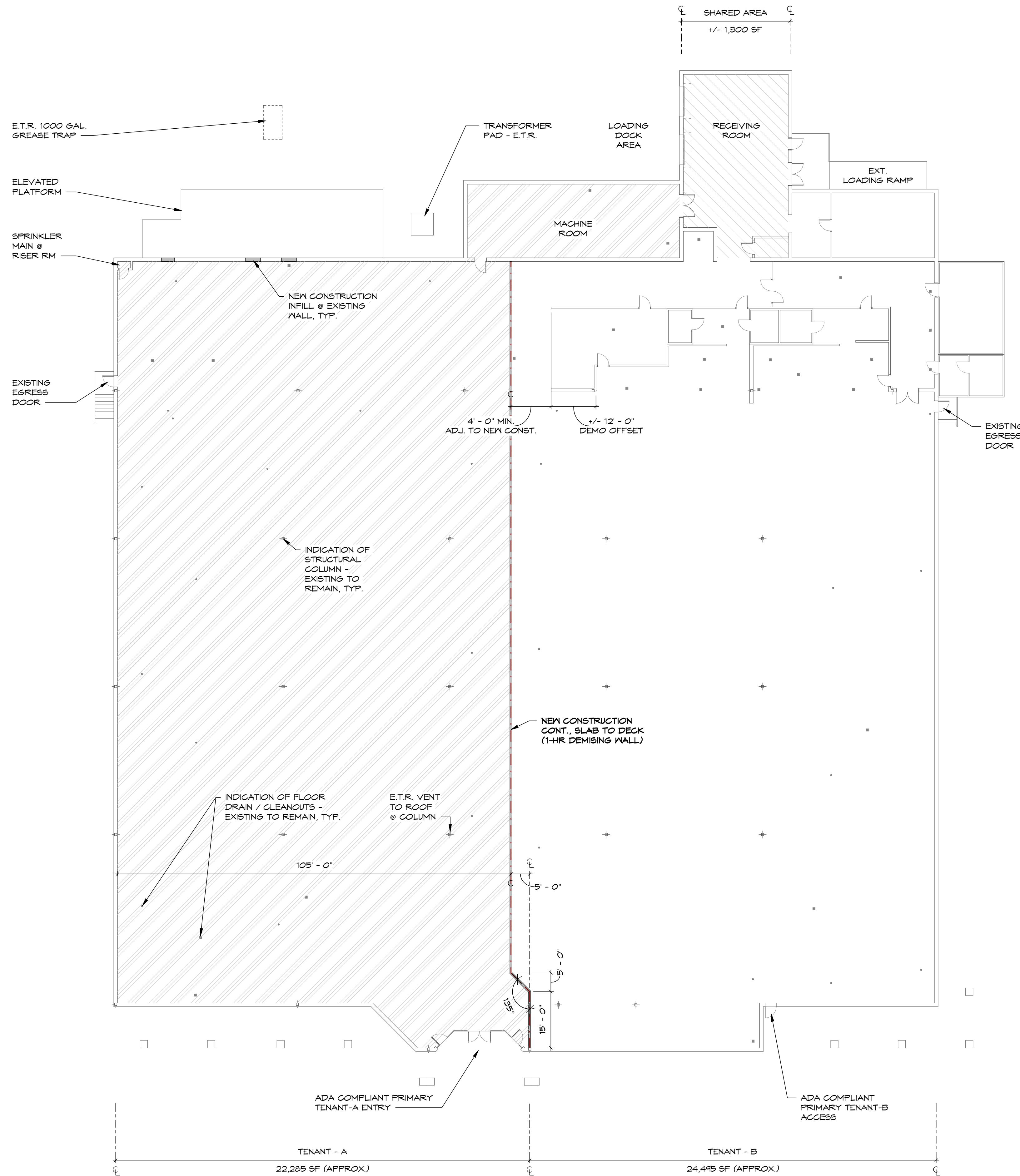
A1.1

- 1) PRIOR TO THE COMMENCEMENT OF WORK THE CONTRACTOR SHALL VISIT THE SITE AS REQUIRED TO VERIFY THE EXISTING FIELD CONDITIONS. ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND EXISTING CONDITIONS SHALL BE NOTED AND BROUGHT TO THE ATTENTION OF THE ARCHITECT IN WRITING.
- 2) ALL WORK REQUIRED UNDER THE SCOPE OF THIS CONTRACT SHALL CONFORM TO THE ALL APPLICABLE BUILDING CODES, LIFE SAFETY CODES, ACCESSIBILITY CODES ADOPTED BY THE STATE AND LOCAL JURISDICTIONAL AUTHORITIES.
- 3) ALL CONTRACTORS AND PERSONNEL ENGAGED UNDER THIS CONTRACT SHALL EXECUTE WORK IN CONFORMANCE WITH BEST INDUSTRY TRADE PRACTICES.
- 4) ALL WORK REQUIRED UNDER THE SCOPE OF THIS CONTRACT SHALL CONFORM TO LOCAL UTILITY COMPANY REQUIREMENTS.
- 5) THE CONTRACTOR SHALL FILE ALL REQUIRED CERTIFICATES OF INSURANCE, PERMITS, BONDS AND FEES WITH THE LOCAL JURISDICTIONAL AUTHORITIES PRIOR TO COMMENCEMENT OF WORK.
- 6) THE CONTRACTOR SHALL COORDINATE ALL WORK PROCEDURES WITH LOCAL JURISDICTIONAL AUTHORITIES AND UTILITIES AS APPROPRIATE TO THE CONSTRUCTION SCHEDULE.
- 7) THE CONTRACTOR AND EACH SUB-CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE HIS WORK WITH THE WORK REQUIRED BY OTHER TRADES AND MATERIAL SUPPLIERS.
- 8) MINOR DETAIL REQUIREMENTS NOT NORMALLY SHOWN ON DRAWINGS BUT NECESSARY FOR THE PROPER EXECUTION AND CONSTRUCTION OF THE WORK SHALL BE INCLUDED AS IF THEY WERE INDICATED HEREIN.
- 9) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL MATERIALS AND CONDITIONS WITHIN THE CONSTRUCTION AREA. ADEQUATE SHORING, BRACING, SAFETY BARRIERS AND CAUTION AREAS SHALL BE PROVIDED IN ACCORDANCE WITH OSHA REGULATIONS. CONTRACTOR SHALL RETAIN SOLE RESPONSIBILITY FOR DAMAGE OR INJURY INCURRED DURING EXECUTION OF THE WORK.
- 10) ALL WALLS ARE DIMENSIONED TO FACE OF STUD OR MASONRY UNLESS OTHERWISE NOTED.
- 11) FOR WHERE DOOR DIMENSIONS ARE NOT DESIGNATED; AS SHOWN ADJACENT TO WALL, SET DOOR 6" FROM WALL TO JAMB INCLUDING FRAME. WHERE SHOWN IN MIDDLE OF WALL, SET DOOR IN CENTER OF SAME WALL.

2
A1.1 GENERAL CONSTRUCTION NOTES
SCALE: N.T.S.

- EXISTING - WALLS / COMPONENTS
- NEW CONSTRUCTION - WALLS / COMPONENTS
- - - DEMOLITION - WALLS / COMPONENTS

1
A1.1 CONST. TYPES LEGEND
SCALE: N.T.S.



3
A1.1 NEW CONSTRUCTION - 1st FLOOR PLAN
SCALE: 1/16" = 1'-0"



2514 ABERCORN STREET
SUITE 110
SAVANNAH, GA 31401
912.777.3979

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3. Do not scale dimensions from prints. Plans and details are not always drawn to scale. Use dimensions given or consult the Architect for further clarification.

ALTERATIONS TO
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ADD		

DEMOLITION PLAN

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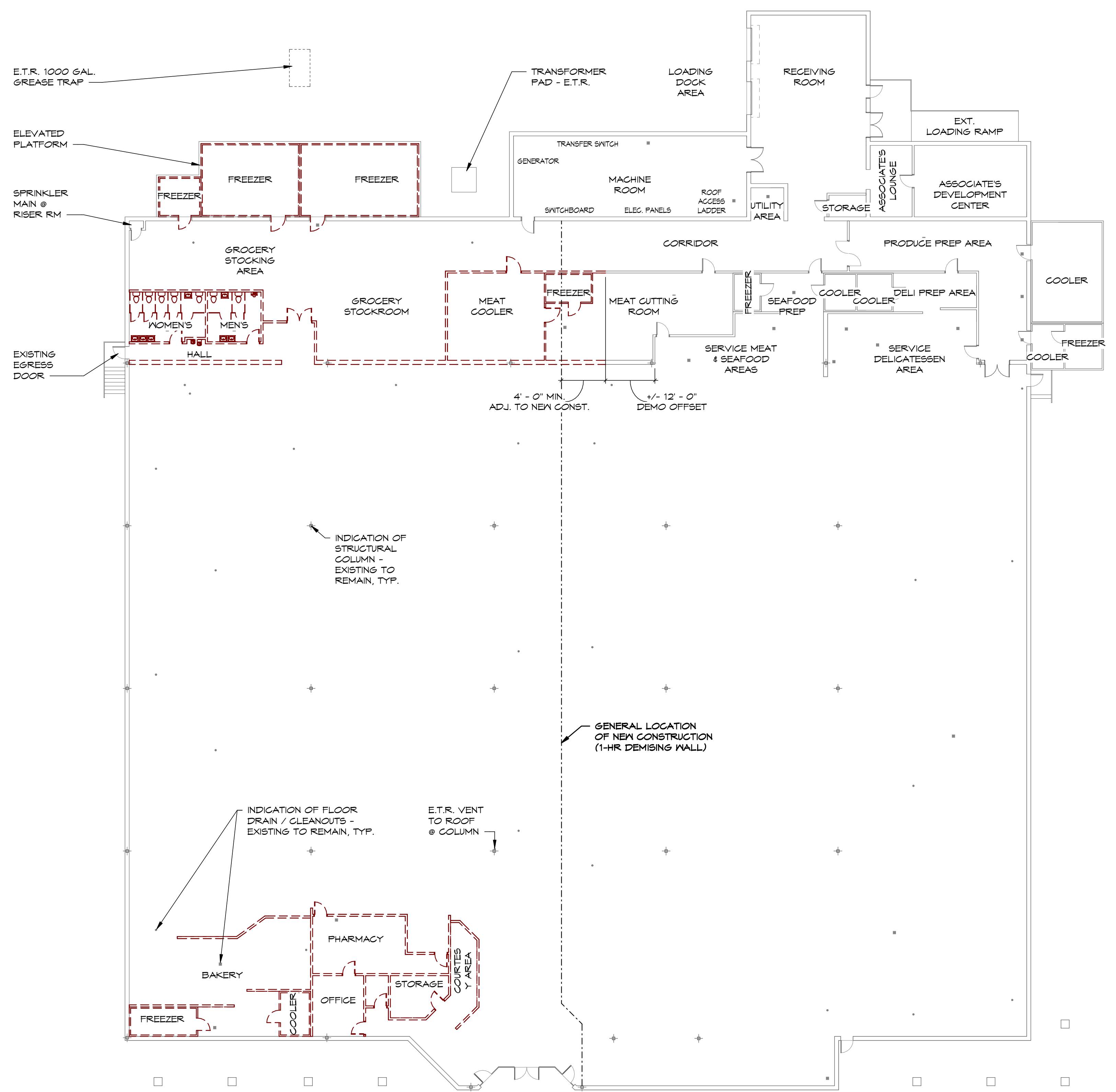
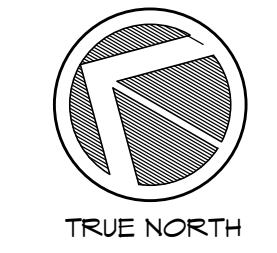
D1.1

AS WITH ALL RENOVATION PROJECTS, DIMENSIONS ARE TAKEN FROM AS-BUILT DRAWINGS. THE GREATEST CARE HAS BEEN TAKEN IN MAKING THOSE AS-BUILT DRAWINGS AS ACCURATE AS POSSIBLE. THE GENERAL CONTRACTOR AND ALL TRADES WILL TAKE THE GREATEST CARE TO VERIFY EXISTING CONDITIONS PRIOR TO CUTTING AND DEMOLISHING OR INSTALLING NEW MATERIALS.

- (1) ALL DEMOLITION WORK SHALL CONFORM WITH ALL LOCAL, STATE, AND FEDERAL CODES AND SAFETY STANDARDS. PROVIDE AND INSTALL TEMPORARY SHORING SUPPORT FOR DEMOLITION AND CONSTRUCTION AS NECESSARY. CONTRACTOR IS RESPONSIBLE FOR DESIGN AND SHALL PROVIDE STAMPED ENGINEERED SHOP DRAWING FOR DEMOLITION OF ANY STRUCTURAL SUPPORTING PORTION OF THE BUILDING FOR A/E REVIEW.
- (2) PRESERVE AND PROTECT ALL ADJACENT WALLS, FLOORS, CEILINGS, WINDOWS AND DOORS WHERE DEMOLITION IS NOT INTENDED.
- (3) G.C. TO PROVIDE SAFEGUARDS AGAINST DAMAGE TO NEIGHBORING BUILDING(S) AT ALL TIMES. BUILDER TO WARN NEIGHBORS SEVEN DAYS PRIOR TO MAJOR DEMOLITION, USE OF HEAVY EQUIPMENT, VIBRATIONS AND/OR EXTREMELY LOUD CONDITIONS.
- (4) G.C. IS RESPONSIBLE FOR ALL SPECIAL PERMITTING FOR DUMPSTERS, WALKWAY CLOSINGS, PARKING SPACE CLOSINGS, AND HEAVY EQUIPMENT USAGE.
- (5) G.C. IS RESPONSIBLE FOR COMPLYING WITH ALL OSHA PUBLIC SAFETY REQUIREMENTS AND ADEQUATELY DIVERTING PEDESTRIAN TRAFFIC AWAY FROM CONSTRUCTION SITE.
- (6) G.C. IS RESPONSIBLE FOR PROTECTING ALL TREES ON OR NEAR CONSTRUCTION SITE IN COMPLIANCE WITH CITY REGULATIONS.
- (7) REMOVE EXISTING DOORS, WINDOWS, WALLS, FLOORS, CEILINGS AND ALL ASSOCIATED MATERIALS AS DENOTED ON PLANS FOR DEMOLITION. CONTACT ARCHITECT IF INFORMATION IS CONFLICTING OR UNCLEAR. PROVIDE A CLEAN AND SQUARE FINISH AT LIMITS OF DEMOLITION WORK TO ALLOW INSTALLATION OF NEW CONSTRUCTION. CLEAN EXISTING WALL SURFACES AND PREPARE SUBSTRATES TO RECEIVE NEW SCHEDULED FINISHES WHERE APPLICABLE. INSTALL NEW HEADER WHERE EXISTING OPENINGS ARE RELOCATED. BEAMS WHERE EXISTING BEARING WALLS ARE REMOVED.
- (8) ASSOCIATED WITH LOCATIONS FOR DEMOLITION, DISCONNECT AND REMOVE ALL UNUSED EXISTING ELECTRICAL EQUIPMENT INCLUDING EXISTING LIGHTING, SWITCHES, RECEPTACLES, DEVICE PLATES, BOXES, PANELS, BOARDS, WIRING, CONDUIT, FASTENERS, BRACKETS, CARRIERS, ETC. UNLESS OTHERWISE, OR SHOWN TO REMAIN.
- (9) ASSOCIATED WITH LOCATIONS FOR DEMOLITION, DISCONNECT AND REMOVE ALL UNUSED MECHANICAL EQUIPMENT, DUCTWORK, INSULATION, GRILLES, DIFFUSERS, THERMOSTATS, CONDENSATE DRAINS, FRENCH DRAINS, HOT AND COLD WATER HVAC SERVICE PIPING, AND ALL ASSOCIATED SERVICE WIRING, FASTENERS, BRACKETS, CARRIERS, ETC. UNLESS NOTED OTHERWISE, OR SHOWN TO REMAIN.
- (10) DURING DEMOLITION AND CONSTRUCTION, BUILDER SHALL REPORT ANY UNEXPECTED SUBSURFACE CONDITIONS INCLUDING PRESENCE OF MOLD, MILDEW, ACTIVE TERMITES OR TERMITE DAMAGE, DRY ROT OR MOISTURE INFILTRATION TO THE ARCHITECT IMMEDIATELY.
- (11) G.C. TO ASSUME MINOR REPAIRS AT EXTERIOR. BUILDER TO INSPECT ALL EXTERIOR SURFACES TO REMAIN AND REPORT ANY UNDESIRABLE SUBSURFACE CONDITIONS TO ARCHITECT IMMEDIATELY.
- (12) REMOVE DAMAGED UNSTABLE GYPSUM BOARD, TILE, TILE BACKER, CEILINGS AND OTHER FINISHES IN PREPARATION FOR NEW FINISHES.
- (13) REMOVE ALL EXISTING CASEWORK AND ASSOCIATED COMPONENTS AS INDICATED FOR DEMOLITION.
- (14) REMOVE ALL EXISTING FINISH FLOORING. PREPARE SUBFLOOR FOR NEW FINISHES AS SCHEDULED WHERE INDICATED.
- (15) G.C. TO PROTECT THE EXTERIOR ENVELOPE OF THE BUILDING TO ENSURE WEATHER TIGHTNESS AND SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE CAUSED DURING THE DEMOLITION PROCESS.
- (16) G.C. SHALL PLAN TO REMOVE AND DISPOSE OF ALL ITEMS SCHEDULED/NOTED FOR DEMOLITION. G.C. SHALL ALSO, PRIOR TO THE START OF DEMOLITION PROVIDE THE OWNER THE OPPORTUNITY AND OPTION OF TAGGING ITEM TO BE SALVAGED. THESE ITEMS SHALL BE RELOCATED BY THE G.C. TO A LOCATION WITHIN THE BUILDING DESIGNATED BY THE OWNER.

2
D1.1 PROJECT DEMOLITION NOTES
SCALE: N.T.S.

- EXISTING - WALLS / COMPONENTS
- NEW CONSTRUCTION - WALLS / COMPONENTS
- - - DEMOLITION - WALLS / COMPONENTS



1
D1.1 DEMOLITION - FLOOR PLAN
SCALE: 1/16" = 1'-0"

1
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