

CLIENT
 495 INVESTMENTS LLC
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 FORT LAUDERDALE, FL 33306

ARCHITECT
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 ZDS inc.
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 PROVIDENCE, RI 02904
 +1.401.680.6699
 1405 RHODE ISLAND AVENUE NW
 WASHINGTON, DC 20005
 +1.202.660.0555



CONSULTANT

PROJECT NAME
ATWOOD SALON
 495 ATWOOD AVENUE
 CRANSTON, RI 02920

PROJECT NO. 22191
 THESE DRAWINGS ARE FOR THE CONSTRUCTION OF THE PROJECT LISTED ABOVE AND ARE NOT TO BE COPIED IN ANY FORM WITHOUT THE EXPRESS WRITTEN PERMISSION OF ZDS, INC. THE GENERAL CONTRACTOR SHALL NOT SCALE DRAWINGS FOR MEASUREMENTS, BUT SHALL VERIFY AT THE SITE ALL LEVELS AND MEASUREMENTS NECESSARY FOR COMPLETE FABRICATION, ASSEMBLY AND INSTALLATION OF THE WORK. MINOR DETAILS OF THE WORK NOT SPECIFICALLY SHOWN ON THE DRAWINGS SHALL BE ASCERTAINED BY THE CONTRACTOR AT THE SITE OF THE WORK, AND SHALL BE ACCOMPLISHED WITH THE INTENT OF THIS PROJECT.

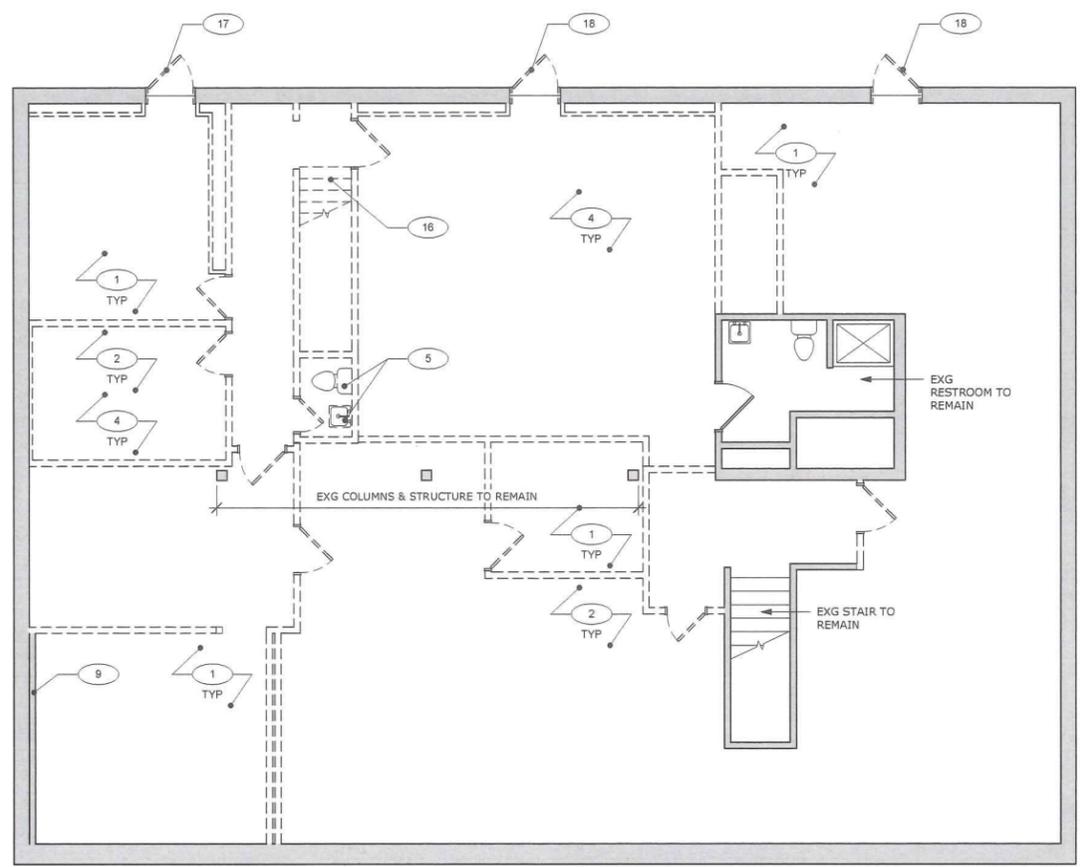
NO.	DESCRIPTION	DATE

PERMIT SET

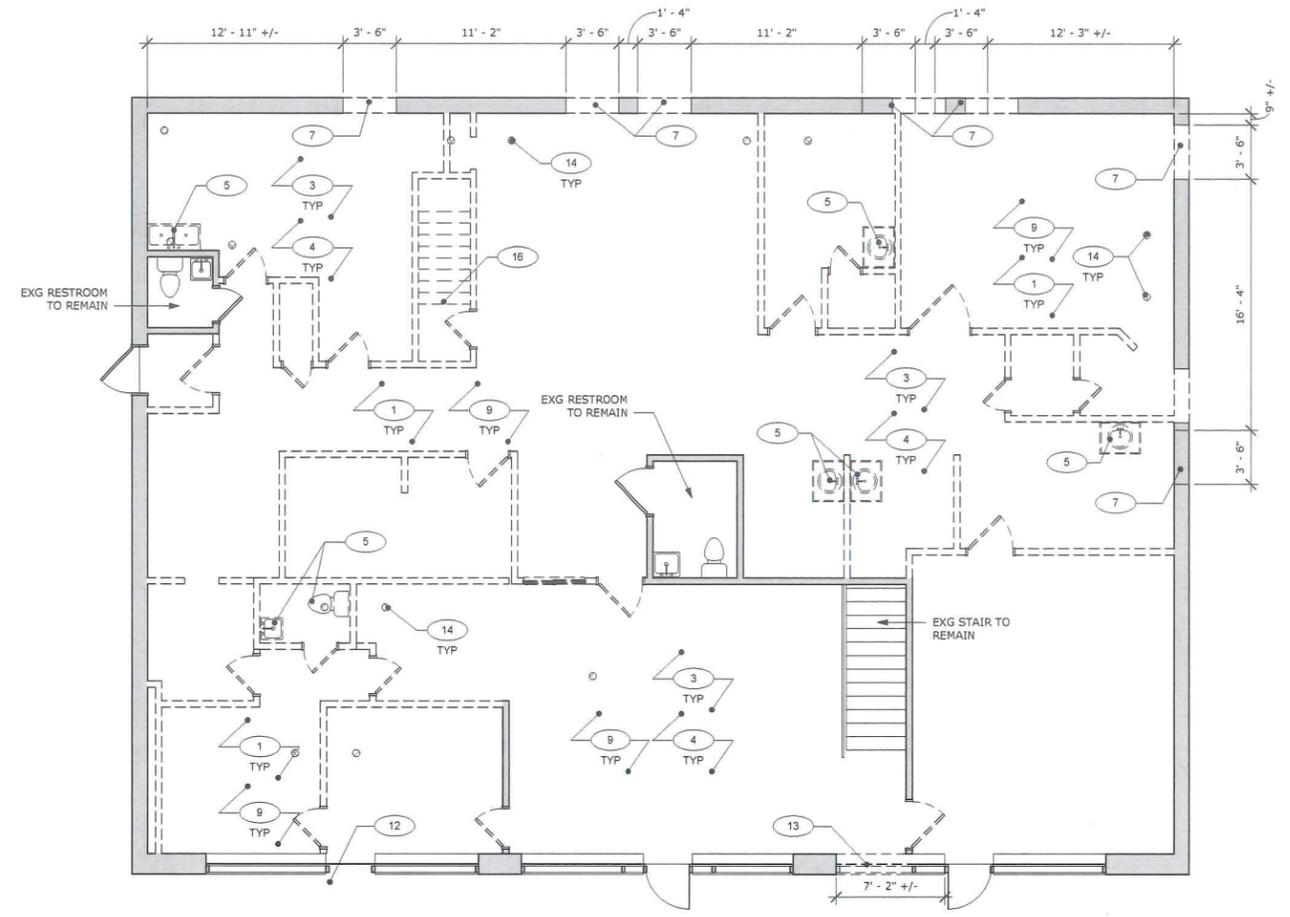
ISSUED DATE: NOVEMBER 13, 2023

SHEET TITLE
DEMO PLANS

DRAWING NO.
D1.00



① LOWER LEVEL DEMO PLAN
 3/16" = 1'-0"



② STREET LEVEL DEMO PLAN
 3/16" = 1'-0"

GENERAL NOTES: DEMOLITION

- ALL DIRECTION TO REMOVE AND LEGALLY DISPOSE OF ANY ITEM AND ALL OF ITS ASSOCIATED PARTS IN ITS ENTIRETY, IS NOTED BY THE USE OF ANY OF THE FOLLOWING LANGUAGE: "REMOVE", "REMOVE AND DISPOSE", "R/D", "DEMOLISH", "DEMO".
- DEMOLITION SCOPE IS DESCRIBED THROUGHOUT THE DOCUMENT SET. SELECTIVE DEMOLITION FOR PIPE, DUCT, AND OTHER MEP OR STRUCTURAL PENETRATIONS ARE TO BE PROVIDED AND OVER-DEMOLISH AS REQUIRED TO PROPERLY INSTALL NEW WORK.
- DRAWINGS ARE FOR ILLUSTRATIVE PURPOSES AND MAY NOT SHOW ALL DEMOLITION WORK REQUIRED TO COMPLETE THE CONTRACT WORK.
- REMOVE ALL UNNECESSARY/ ABANDONED IN PLACE/ OR EXTRANEIOUS M,E,P,FP SYSTEMS WORK. GC TO VERIFY.
- THE GENERAL CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR REMOVING ALL EXISTING MATERIALS WHICH WOULD OTHERWISE INTERFERE WITH THE PROPER INSTALLATION OR FUNCTION OF THE NEW WORK.
- PROTECT EXISTING TO REMAIN AREAS DURING CONSTRUCTION AND DEMOLITION ACTIVITIES. PATCH & REPAIR ANY DAMAGE CAUSED DURING CONSTRUCTION OR DEMOLITION ACTIVITIES.
- WALLS: PREPARE ALL EXISTING WALL SURFACES, NO EXCEPTION, WITHIN PROJECT WORK AREA; BY SCRAPPING, CLEANING, AND FREE ALL WALLS OF MASTIC, LOOSE PAINTS, MISC. FASTENERS, HOOKS, TACKS, STAPLES, HONEYCOMBING, ETC. NOTE EXISTING CONDUIT, PIPES AND ELECTRICAL SCHEDULED TO BE DEMOLISHED ARE TO BE REMOVED AND CAPPED TO WITHIN WALL CAVITY OR ABOVE FINISHED CEILING. FLASH PATCH HOLES RESULTING FROM DEMOLITIONS, ALL PREPARATORY WORKS SHALL BE TO THE SATISFACTION OF THE MANUFACTURERS STANDARDS FOR THE NEW PRODUCT.
- NO MAIN FRAMING OR STRUCTURAL MEMBERS ARE TO BE MODIFIED, ALTERED, OR CUT WITHOUT THE APPROVAL OF THE A STRUCTURAL ENGINEER.
- ALL INTERIOR PARTITIONS SHOWN AS DASHED ARE TO BE REMOVED AND DISPOSED IN THEIR ENTIRETY.
- THE LIST OF DEMOLITION KEY NOTES IS GENERAL IN NATURE AND INCLUDED FOR THE CONTRACTOR'S CONVENIENCE. ALL DEMOLITION REQUIRED FOR THE WORK INCLUDES, BUT IS NOT LIMITED TO THOSE AREAS NOTED BY DEMOLITION KEY NOTES.
- PRIOR TO COMMENCEMENT OF ANY WORK ALL LEAD & ASBESTOS TESTING SHALL BE PERFORMED BY OWNER.

NOTE: ALL MEP SCOPE IS DESIGN-BUILD BY OWNER. GC TO ADHERE TO ALL APPLICABLE CODES. EXG FIRE ALARM SYSTEM TO REMAIN DURING ALL DEMOLITION & CONSTRUCTION. GC TO COORDINATE WITH AHJ FOR FIRE ALARM MODIFICATIONS.
 OWNER'S ELECTRICAL CONTRACTOR TO COMPLY WITH NFPA 241 STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION AND DEMOLITION OPERATIONS SUBMISSION

KEYNOTES: DEMOLITION

- | | |
|--|---|
| ① DEMO EXG WALL, INFILL AND ALL ASSOCIATED COMPONENTS | ⑭ DEMO EXG FLOOR FOR PROPOSED PLUMBING FIXTURES AS REQ'D. GC TO COORDINATE WITH OWNER AND PROPOSED LAYOUT |
| ② DEMO DOOR, FRAME AND ALL ASSOCIATED COMPONENTS | ⑮ DEMO & CLEAN ADJACENT SITE AS REQ'D PER OWNER DIRECTION |
| ③ DEMO CEILING AND ALL FRAMING TO UNDERSIDE OF STRUCTURE/DECK | ⑯ DEMO STAIR IN ITS ENTIRETY, PREP FOR FLOOR INFILL |
| ④ DEMO FINISH FLOORING DOWN TO SUBSTRATE. REMOVE ALL MASTICS AND FASTENERS TO LEVEL SURFACE | ⑰ DEMO EXTERIOR DOOR TO ROUGH OPENING, PREP FOR INFILL |
| ⑤ DEMO PLUMBING FIXTURE AND CAP BACK AT SOURCE. GC TO COORDINATE IN FIELD AS REQ'D | ⑱ DEMO EXTERIOR DOOR IN PREP FOR 1:1 REPLACEMENT |
| ⑥ DEMO WALLS FINISHES AND ACCESSORIES. PREP WALL FOR NEW FINISH | ⑲ SCRAPE, CLEAN & PREP EXTERIOR WALL FOR NEW PAINT FINISH |
| ⑦ DEMO WALL AS REQ'D FOR NEW WINDOW, COORDINATE OPENING SIZE WITH WINDOW SHOP DRAWING | |
| ⑧ DEMO ALL LIGHTING, SWITCHING AND POWER BACK TO SOURCE. GC TO COORDINATE DIRECT WITH OWNER FOR ALL ELEC DEMOLITION. GC TO COORDINATE ALL PANEL MODIFICATIONS AND SERVICES WITH OWNER. | |
| ⑩ DEMO ALL MILLWORK, FURNITURE, ACCESSORIES, WINDOW TREATMENT AND EQUIPMENT | |
| ⑪ DEMO AWNING & ADDITIVE ROOF BACK TO EXTERIOR WALL. REMOVE ALL FASTENERS AND SIGNAGE | |
| ⑫ DEMO EXG STOREFRONT DOOR AND PREP EXG FRAME FOR PANEL INFILL | |
| ⑬ DEMO EXG STOREFRONT BAY AND KNEE WALL IN PREP FOR NEW OPENING | |

--- DEMOLISH

█ EXISTING

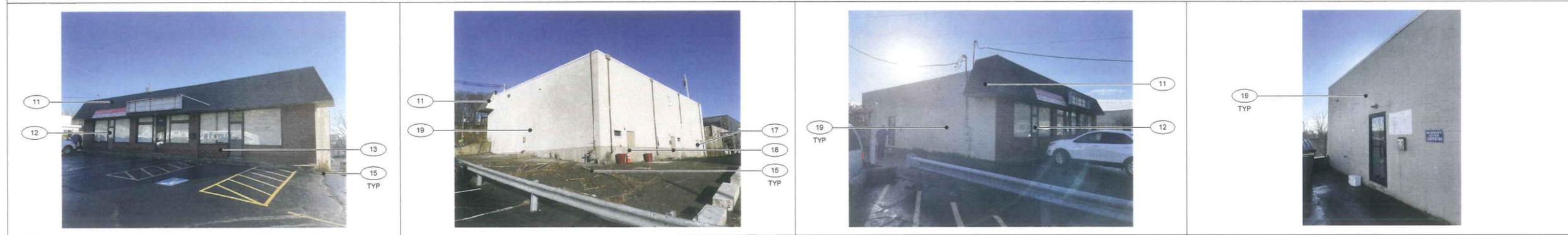
▨ AREA OF DEMOLITION

REFER TO KEYNOTE

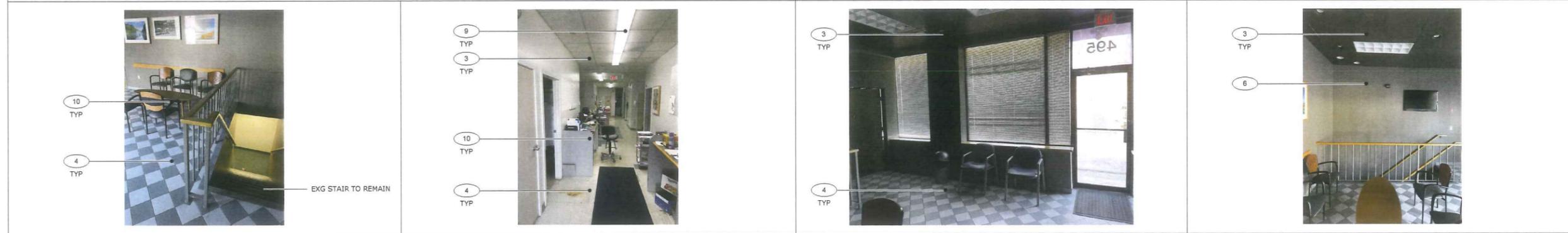
TYP REFER TO KEYNOTE, TYPICAL NOTE

PLOT CREATED: 11/13/2023 11:50:02 AM

KEY IMAGES: EXTERIOR DEMOLITION



KEY IMAGES: STREET LEVEL DEMOLITION



KEY IMAGES: LOWER LEVEL DEMOLITION



GENERAL NOTES: DEMOLITION

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KEYNOTES: DEMOLITION

- | | |
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| <ol style="list-style-type: none"> DEMO EXG WALL, INFILL AND ALL ASSOCIATED COMPONENTS DEMO DOOR, FRAME AND ALL ASSOCIATED COMPONENTS DEMO CEILING AND ALL FRAMING TO UNDERSIDE OF STRUCTURE/DECK DEMO FINISH FLOORING DOWN TO SUBSTRATE. REMOVE ALL MASTICS AND FASTENERS TO LEVEL SURFACE DEMO PLUMBING FIXTURE AND CAP BACK AT SOURCE. GC TO COORDINATE IN FIELD AS REQ'D DEMO WALLS FINISHES AND ACCESSORIES. PREP WALL FOR NEW FINISH DEMO WALL AS REQ'D FOR NEW WINDOW, COORDINATE OPENING SIZE WITH WINDOW SHOP DRAWING DEMO ALL LIGHTING, SWITCHING AND POWER BACK TO SOURCE. GC TO COORDINATE DIRECT WITH OWNER FOR ALL ELEC DEMOLITION. GC TO COORDINATE ALL PANEL MODIFICATIONS AND SERVICES WITH OWNER. DEMO ALL MILLWORK, FURNITURE, ACCESSORIES, WINDOW TREATMENT AND EQUIPMENT DEMO AWNING & ADDITIVE ROOF BACK TO EXTERIOR WALL. REMOVE ALL FASTENERS AND SIGNAGE DEMO EXG STOREFRONT DOOR AND PREP EXG FRAME FOR PANEL INFILL DEMO EXG STOREFRONT BAY AND KNEE WALL IN PREP FOR NEW OPENING | <ol style="list-style-type: none"> DEMO EXG FLOOR FOR PROPOSED PLUMBING FIXTURES AS REQ'D. GC TO COORDINATE WITH OWNER AND PROPOSED LAYOUT DEMO & CLEAN ADJACENT SITE AS REQ'D PER OWNER DIRECTION DEMO STAIR IN ITS ENTIRETY, PREP FOR FLOOR INFILL DEMO EXTERIOR DOOR TO ROUGH OPENING, PREP FOR INFILL DEMO EXTERIOR DOOR IN PREP FOR 1:1 REPLACEMENT SCRAPE, CLEAN & PREP EXTERIOR WALL FOR NEW PAINT FINISH |
|--|--|

- DEMOLISH
- █ EXISTING
- ▨ AREA OF DEMOLITION
- # REFER TO KEYNOTE
- # TYP REFER TO KEYNOTE, TYPICAL NOTE

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REVISIONS

NO.	DESCRIPTION	DATE

PERMIT SET

ISSUED DATE: NOVEMBER 13, 2023

SHEET TITLE
DEMO IMAGES

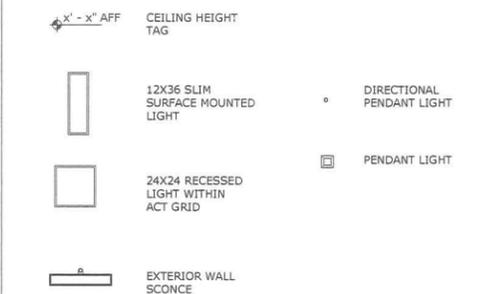
DRAWING NO.
D1.10

PLOT CREATED: 11/13/2023 11:50:07 AM

REFLECTED CEILING PLAN NOTES:

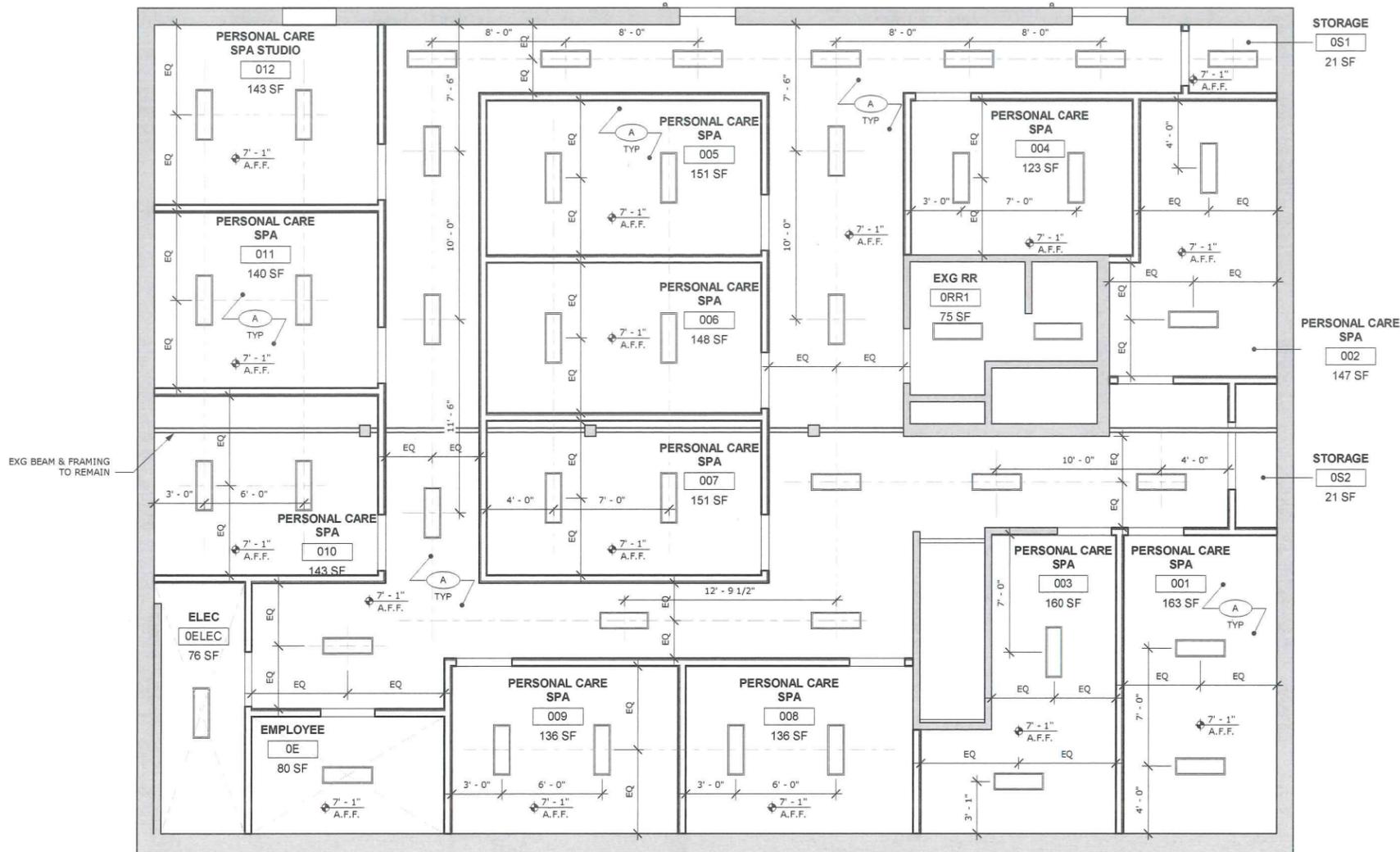
1. ALL CEILING HEIGHTS ARE MEASURED FROM ABOVE FINISHED FLOOR (AFF), UNLESS OTHERWISE NOTED.
2. ALL NEW GWB CEILINGS ARE TO BE TAPED, PRIMED, AND PAINTED.
3. MATCH LIGHTING TRIMS TO ADJACENT PAINT, TYP
4. MEP WORK TO BE DESIGN / BUILD. FINAL LOCATIONS OF EXIT SIGNAGE, SMOKE DETECTORS, DIFFUSERS, SWITCHES, OUTLETS, ETC. TO BE COORDINATED & APPROVED BY ARCHITECT PRIOR TO COMPLETION.
5. ALL DIMENSIONS OF FIXTURES, DEVICES, ETC. ARE TO CENTERLINE OF FIXTURE U.O.N. WHERE ITEMS ARE IN LINE, AS INDICATED BY DASHED LINES, CENTERLINE OF ITEMS OR GROUP OF ITEMS TO ALIGN, U.O.N. NOTIFY ARCHITECT OF ANY CONFLICTS.
6. PROVIDE FIRE RETARDANT WOOD BLOCKING ABOVE CEILING AS REQUIRED FOR SPECIALTY CONSTRUCTION ITEMS, I.E. PENDANTS, CEILING MOUNTED DEVICES, ETC.
7. ALL DIFFUSERS & DEVICES IN CEILING TO BE PAINTED TO MATCH CEILING COLOR. REVIEW W/ ARCHITECT PRIOR TO COMPLETION.
8. CONFIRM MOUNTING HEIGHTS OF PENDANTS & SCONCES W/ ARCHITECT PRIOR TO COMPLETION.
9. PROVIDE UL RATED CAN LIGHTS AS THEY ARE LOCATED IN RATED CEILING AND ADJACENT TO INSULATION, TYP.
10. ALL LIGHTING TO BE ON ISOLATED DIMMERS UNLESS OTHERWISE NOTED

REFLECTED CEILING LEGEND:



REFLECTED CEILING LEGEND:

(A) INSTALL ACOUSTIC MAT AT ENTIRE BASEMENT ASSEMBLY. BASIS OF DESIGN CERTAINTEE ECOPHON FOCUS PANELS GLUED TO SUBSTRATE. ALL LIGHTING & CONDUITS BELOW ACOUSTIC MAT. CEILING HEIGHTS PROVIDED ARE CLEAR SPACE FROM FLOOR TO BOTTOM OF PRODUCT



1 LOWER LEVEL RCP
1/4" = 1'-0"

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SHEET TITLE
LOWER LEVEL RCP

DRAWING NO.
A2.00

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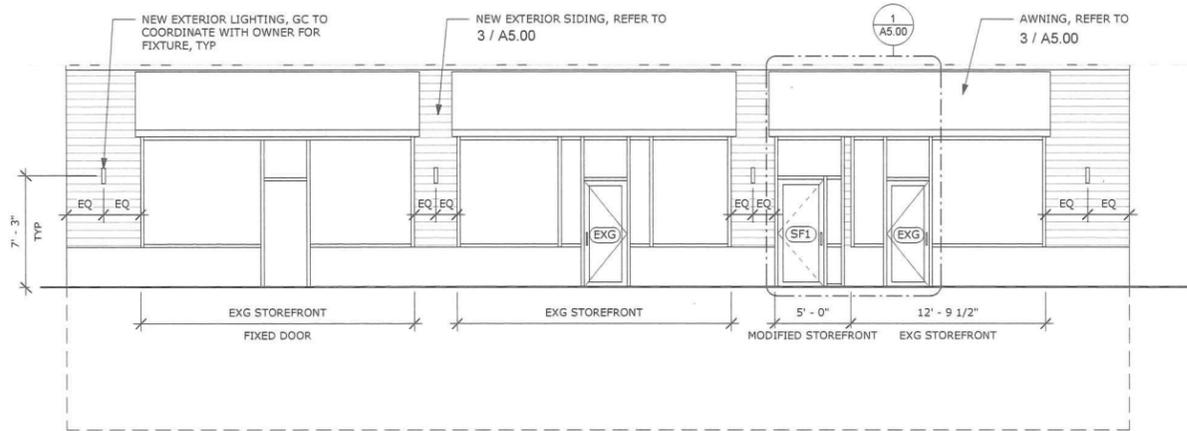
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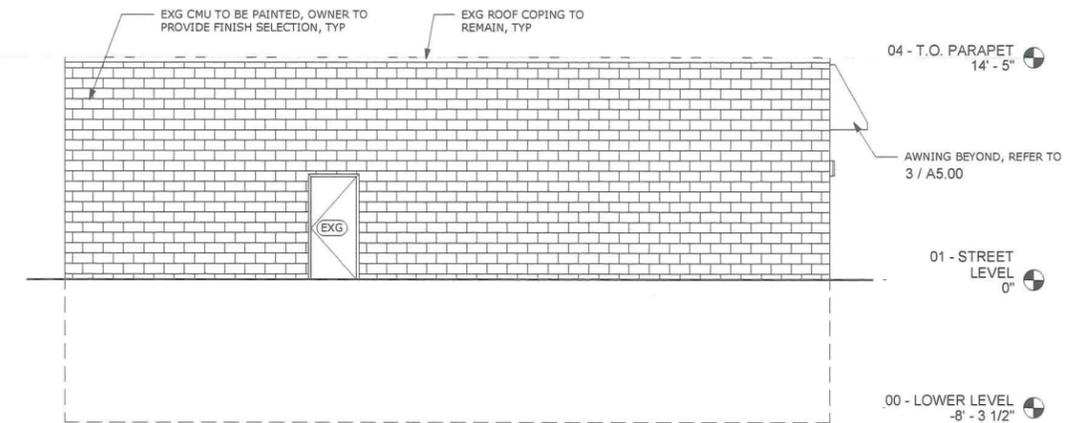
ISSUED DATE: NOVEMBER 13, 2023

SHEET TITLE
EXTERIOR ELEVATIONS

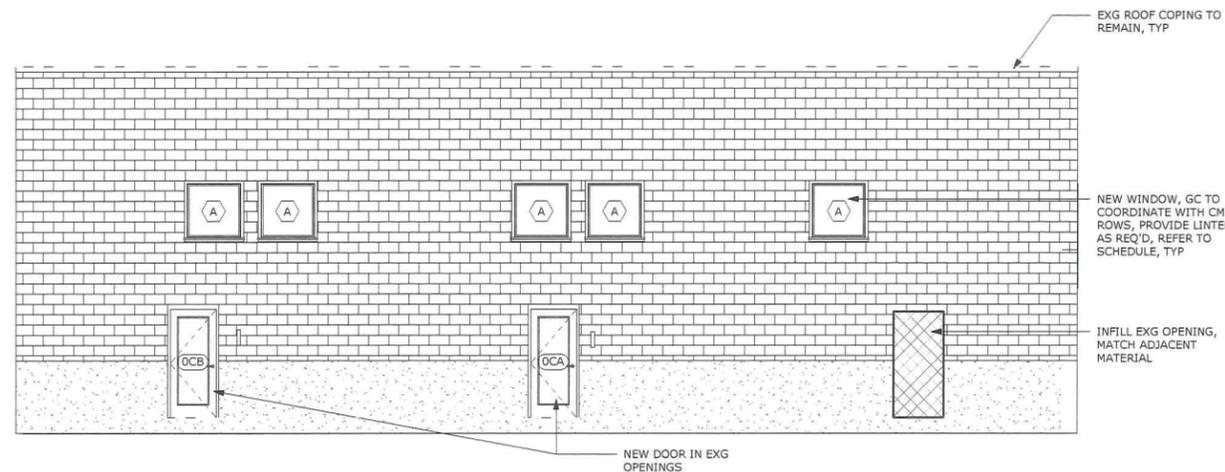
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A3.00



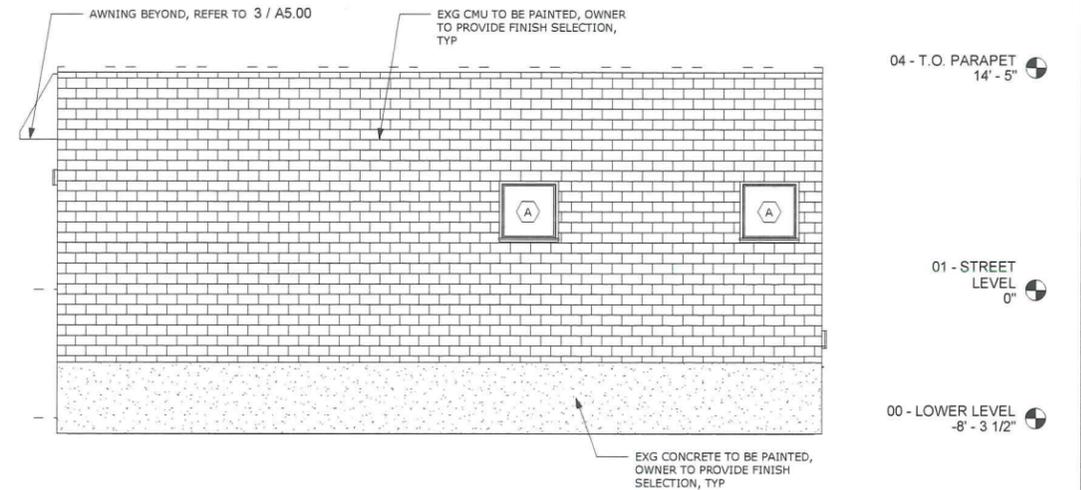
① WEST ELEVATION
 3/16" = 1'-0"



② NORTH ELEVATION
 3/16" = 1'-0"



③ EAST ELEVATION
 3/16" = 1'-0"



④ SOUTH ELEVATION
 3/16" = 1'-0"

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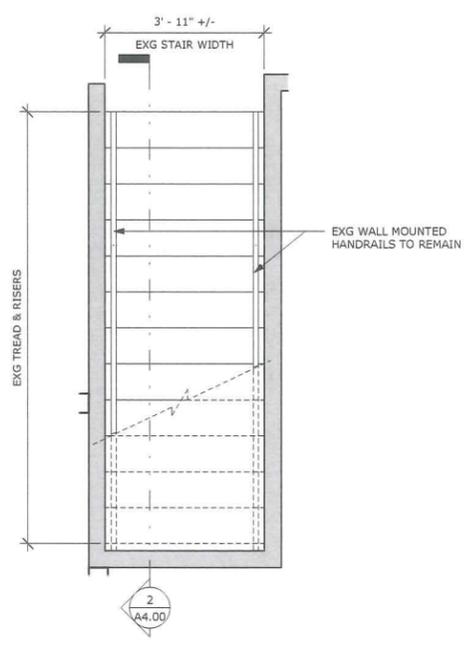
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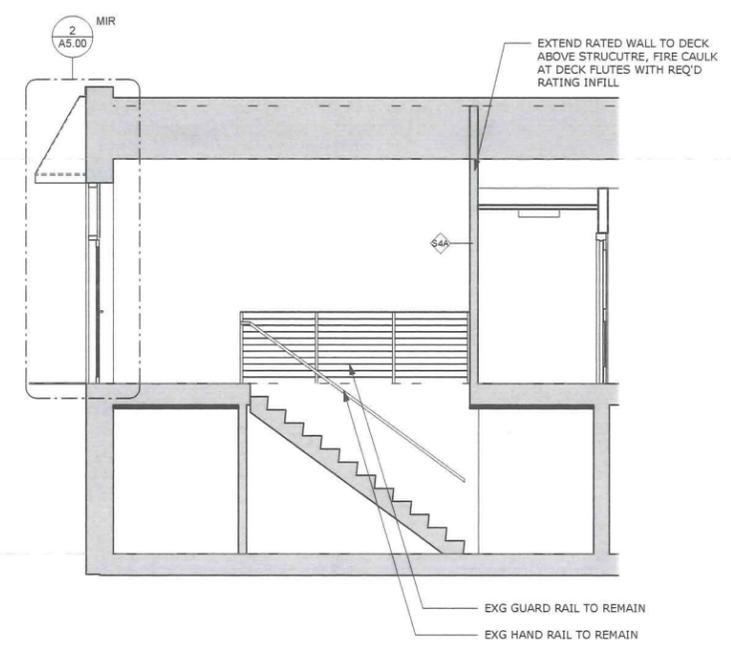
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SHEET TITLE
ENLARGED PLANS & SECTIONS

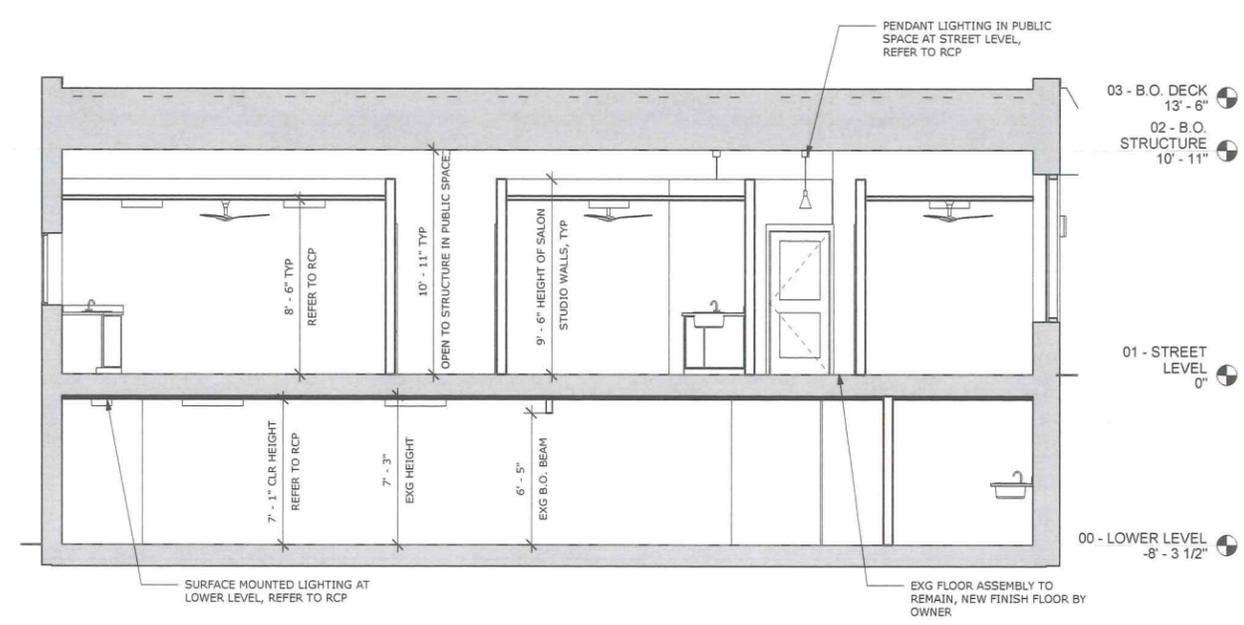
DRAWING NO.
A4.00



1 ENLARGE PLAN @ EXISTING STAIRS
 1/2" = 1'-0"



2 SECTION @ EXISTING STAIRS
 1/4" = 1'-0"

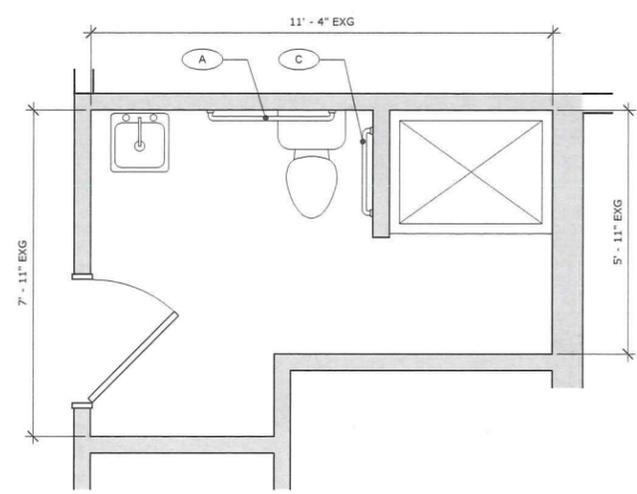


3 BUILDING SECTION 1
 1/4" = 1'-0"

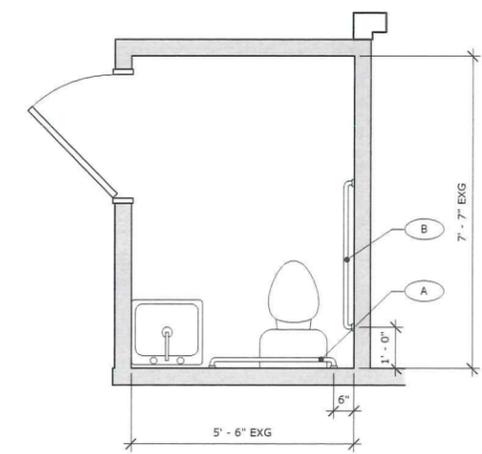
KEYNOTES: EXISTING RESTROOM UPGRADES

A	INSTALL 36" GRAB BAR @ 34" AFF
B	INSTALL 42" GRAB BAR @ 34" AFF
C	INSTALL 24" GRAB BAR @ 34" AFF
D	REVERSE DOOR SWING FOR ADDITIONAL CLEARANCE WITHIN RESTROOM

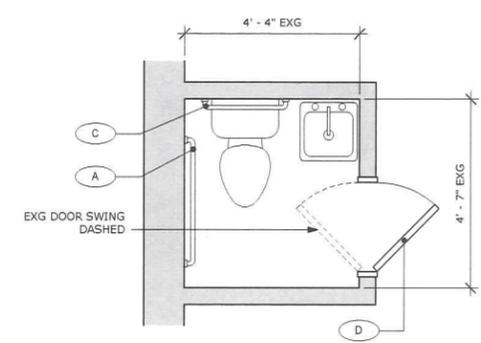
NOTE: RESTROOM DIMENSIONS, WALLS AND FIXTURES ARE EXISTING. REFER TO KEYNOTES FOR UPGRADES TO IMPROVE ACCESSIBILITY



4 ENLARGE PLAN @ LOWER LEVEL EXISTING RESTROOM
 1/2" = 1'-0"



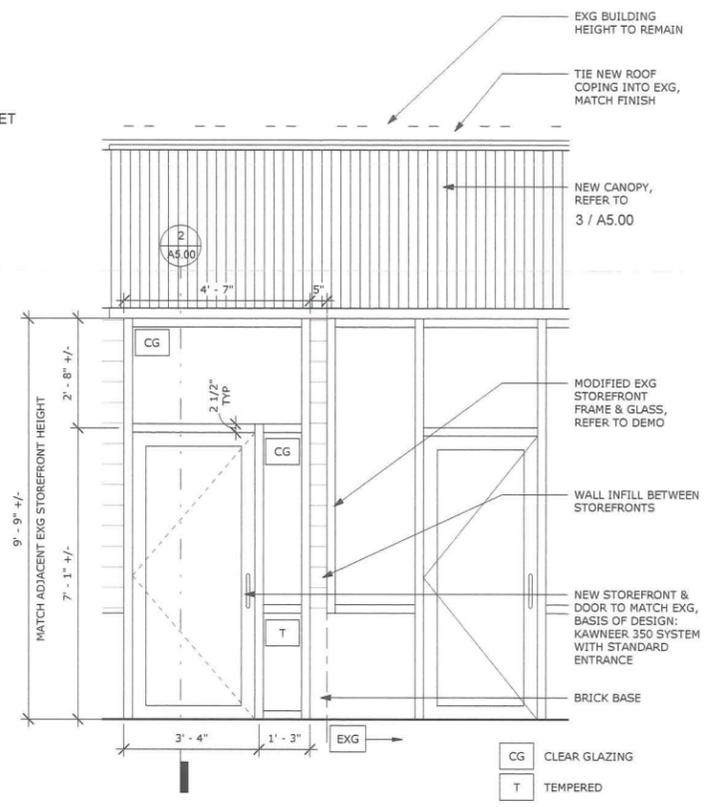
5 ENLARGE PLAN @ STREET LEVEL EXISTING RESTROOM 1
 1/2" = 1'-0"



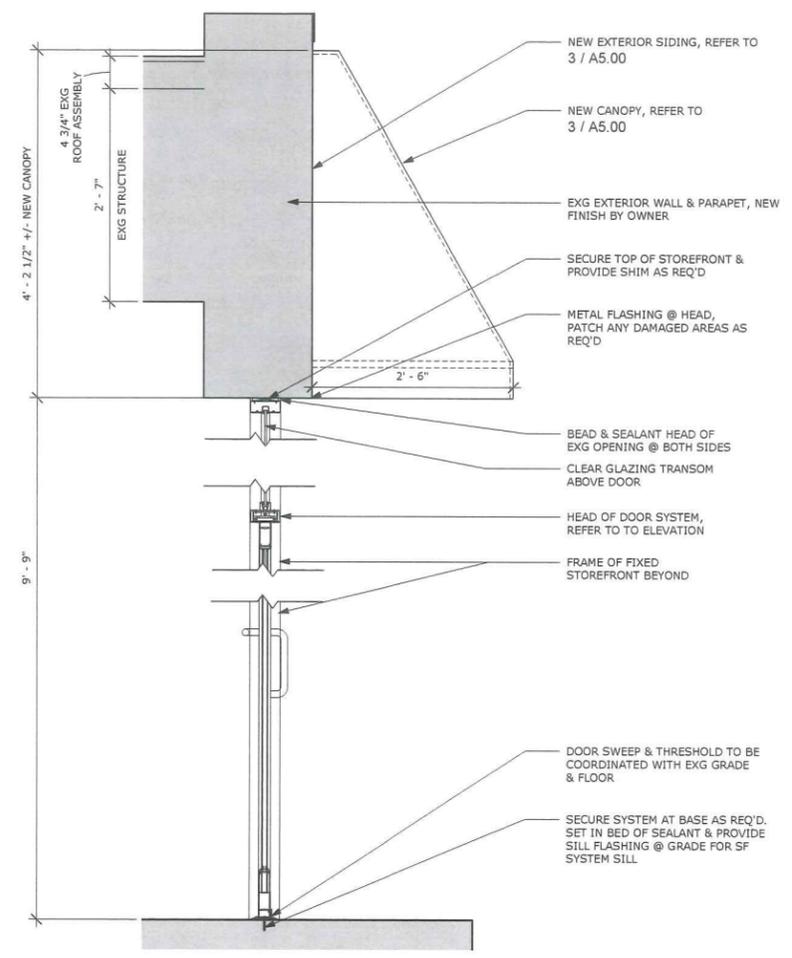
6 ENLARGE PLAN @ STREET LEVEL EXISTING RESTROOM 3
 1/2" = 1'-0"

PLOT CREATED: 11/13/2023 11:49:59 AM

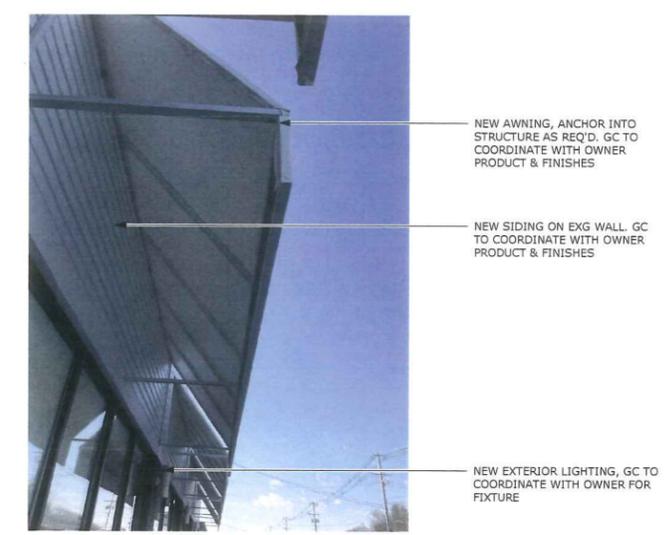
- 04 - T.O. PARAPET
14' - 5"
- 03 - B.O. DECK
13' - 6"
- 02 - B.O. STRUCTURE
10' - 11"



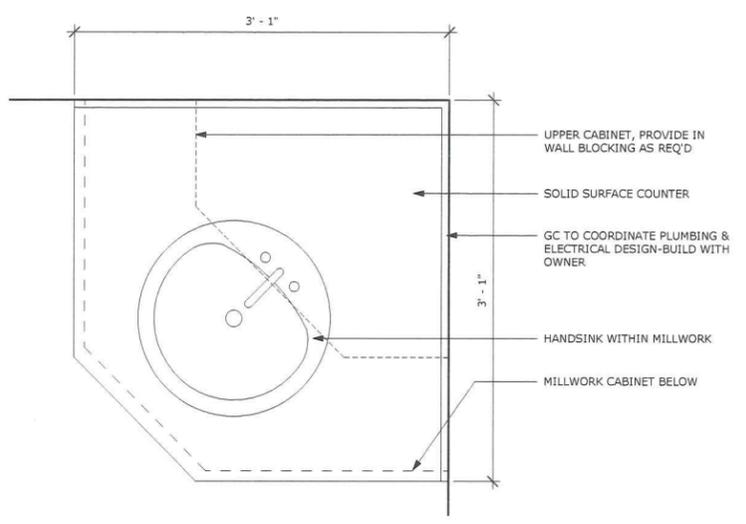
1 ENLARGED ELEVATION @ NEW ENTRY
1/2" = 1'-0"



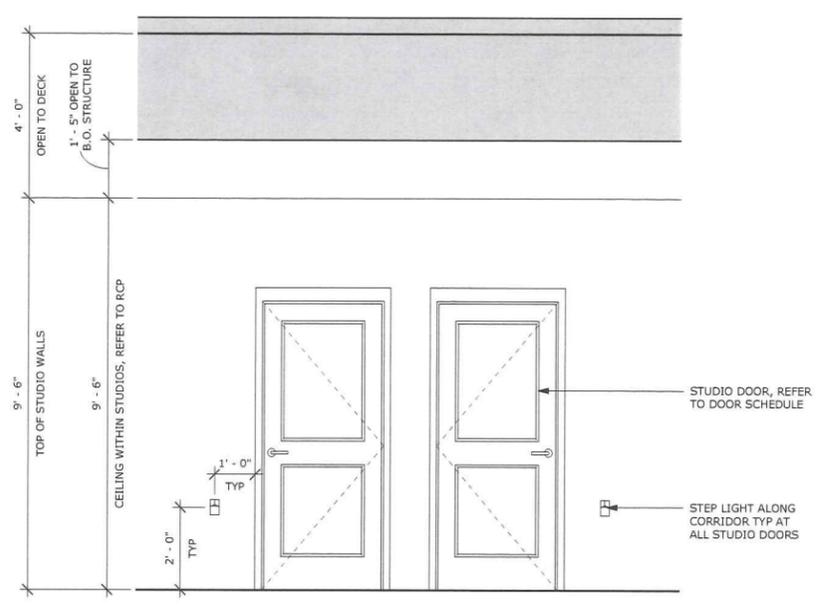
2 SECTION DETAIL @ ENTRY
1" = 1'-0"



3 EXTERIOR BASIS OF DESIGN
1/2" = 1'-0"



4 TYP PLAN DETAIL AT STUDIO MILLWORK
1 1/2" = 1'-0"



5 TYP ELEVATION AT STUDIO DOOR
1/2" = 1'-0"

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NO.	DESCRIPTION	DATE

PERMIT SET

ISSUED DATE: NOVEMBER 13, 2023

SHEET TITLE
DETAILS

DRAWING NO.
A5.00

