



KEYNOTES - DEMOLITION

- D1 DEMOLISH EXISTING MILLWORK.
- D2 DEMOLISH ALL EXISTING LOCKERS & UPLIGHT ABOVE.
- D3 DEMOLISH EXISTING TOILET PARTITIONS & ACCESSORIES. TOILET FIXTURES TO REMAIN.
- D4 DEMOLISH EXISTING SHOWER FIXTURES & ACCESSORIES. EXISTING CURTAIN ROD TO REMAIN. PLUMBING CONNECTION TO REMAIN FOR NEW SHOWER HEAD. REMOVE EXISTING DRAIN GRATE.
- D5 DEMOLISH EXISTING RUBBER FLOORING & WALL BASE. EXISTING WOOD FLOORING BENEATH TO REMAIN.
- D6 DEMOLISH EXISTING DOOR, FRAME & HARDWARE.
- D7 EXISTING MILLWORK TO REMAIN. REPAIR & RESTORE AS NEEDED.
- D8 DEMOLISH EXISTING SINK. PLUMBING CONNECTION TO REMAIN FOR NEW.
- D9 DEMOLISH EXISTING SINK & EQUIPMENT.
- D10 EXISTING WALL MIRROR TO REMAIN.
- D11 DEMOLISH FLOOR, FRAME & HARDWARE.
- D12 REMOVE ALL FLOOR FINISHES & WALL FINISHES. UND. PREP FOR NEW.
- D13 DEMO EXISTING TILE FLOOR. EXISTING WOOD WALL, MILLWORK BENCH & CEILING FINISHES TO REMAIN.
- D14 EXISTING DRINKING FOUNTAIN TO REMAIN.
- D15 EXISTING FLOOR FINISH TO REMAIN.
- D16 DEMOLISH EXISTING MIRROR & FRAME.
- D17 REMOVE EXISTING COUNTERTOP.

GENERAL NOTES - DEMOLITION

- 1 SEE PROJECT SPECIFICATIONS FOR MORE INFORMATION.
- 2 THE CONTRACTOR IS DIRECTED TO LOCAL CODES AND REGULATIONS, AND IS TO FAMILIARIZE HER/HIMSELF WITH ALL WORK RELATING TO DEMOLITION INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING IBC 2018 CHAPTER 30 - SAFEGUARDS DURING CONSTRUCTION.
- 3 IBC 2018 3005.1 PROVIDE FIRE EXTINGUISHERS AT EACH STAIRWAY AT ALL FLOOR LEVELS, IN EVERY STORAGE AND CONSTRUCTION SHED. ADDITIONAL PORTABLE FIRE EXTINGUISHERS REQUIRED WHERE SPECIAL HAZARDS EXIST.
- 4 IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THEIR SUBCONTRACTORS TO VISIT THE SITE PRIOR TO BID, AND FAMILIARIZE THEMSELVES WITH THE SCOPE OF WORK. ANY QUESTIONS, COMMENTS, OR CLARIFICATIONS SHALL BE ASKED IN WRITING TO THE ARCHITECT PRIOR TO SUBMISSION OF BID.
- 5 IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THEIR SUBCONTRACTORS TO VISIT THE SITE PRIOR TO BID, AND FAMILIARIZE THEMSELVES WITH THE SCOPE OF WORK. ANY QUESTIONS, COMMENTS, OR CLARIFICATIONS SHALL BE ASKED IN WRITING TO THE ARCHITECT PRIOR TO SUBMISSION OF BID.
- 6 DEMOLITION DRAWINGS AND SPECIFICATIONS ARE INTENDED TO PROVIDE A GUIDE FOR DEMOLITION WORK IN THIS SPACE. THE CONTRACTOR SHALL PROCEED WITH CAUTION AND INVESTIGATE ALL EXISTING CONDITIONS THOROUGHLY. ANY DISCREPANCIES BETWEEN ASSUMED AND ACTUAL CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- 7 IF THE DEMOLITION WORK REVEALS CONDITIONS THAT CREATE A CONFLICT WITH PROPOSED NEW WORK, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING FOR RESOLUTION BEFORE PROCEEDING WITH WORK.
- 8 PRIOR TO DEMOLITION, WALK THE PROJECT SITE AND RECORD EXISTING CONDITIONS. PREPARE A LOG WITH NOTATIONS AND PHOTOGRAPHS FOR SUBMISSION TO THE OWNER. FOCUS PARTICULAR ATTENTION ON AREAS THAT WILL REMAIN AT THE COMPLETION OF THE PROJECT. AREAS OF ATTENTION CAN INCLUDE BUT ARE NOT LIMITED TO: ELEVATOR CABS AND SILLS, ELEVATOR DOORS AND FRAMES, PERIMETER WINDOWS AND WINDOW SILLS, PERIMETER BLINDS AND BLIND POCKETS. WALK THE PROJECT SITE WITH THE OWNER, CONSTRUCTION MANAGER TO REVIEW DEFICIENCY LOG PREPARED AND REVIEW ALL ITEMS THAT ARE DAMAGED PRIOR TO THE START OF DEMOLITION. FAILURE TO DO SO WILL RESULT IN THE ASSUMPTION THAT THE EXISTING TO REMAIN CONSTRUCTION WAS DAMAGED DURING THE COURSE OF CONSTRUCTION AND WILL BE REQUIRED TO BE RESTORED AT THE END OF THE PROJECT.
- 9 ALL DEMOLISHED ITEMS THAT ARE NOT SHOWN TO BE REUSED ARE TO BE OFFERED TO THE BUILDING OWNER PRIOR TO REMOVAL FROM THE SITE. IF BUILDING OWNER DOES NOT WANT ANY OF THE DEMOLISHED ITEMS, CONTRACTOR IS RESPONSIBLE FOR DISPOSAL OF THE ITEMS.
- 10 PROTECT ALL EXISTING CONSTRUCTION TO REMAIN. ALL DAMAGE TO EXISTING CONSTRUCTION SHALL BE REPAIRED BY CONTRACTOR AT NO ADDITIONAL COST TO TENANT, LANDLORD, OR ARCHITECT.
- 11 GENERAL CONTRACTOR TO ABANDON ALL FLOORS AS REQUIRED TO RESTORE CONCRETE FLOORING TO LIKE NEW AND LEVEL CONDITION TO SATISFY ALL ASSEMBLY AND INSTALLATION REQUIREMENTS.
- 12 ALL MISCELLANEOUS NAILS, HANGERS, STAPLES, WIRES, AND WIRE CONDUIT THAT ARE NOT REUSED IN THE NEW SCOPE OF WORK SHALL BE REMOVED.
- 13 ALL ABANDONED TELEDATA AND ELECTRICAL RUNS AND TERMINATIONS SHALL BE REMOVED (REMOVE BOX AND COVER PLATE, PATCH WALL TO LIKE NEW CONDITION).
- 14 REMOVE ALL FLOOR FINISHES, WALL COVERINGS AND SPECIALTY FINISHES, AND WALL BASE UNLESS OTHERWISE NOTED IN AREAS OF NEW CONSTRUCTION. PREPARE WALL, FLOOR, AND CEILING SURFACES FOR NEW FINISH AS SPECIFIED. BASE BID SHALL INCLUDE ALL NECESSARY FLOOR PREP WORK TO ACCEPT NEW SPECIFIED FLOOR FINISHES.
- 15 SALVAGE ALL DOORS, FRAMES, AND HARDWARE FOR REUSE UNLESS NOTED OTHERWISE.
- 16 ANY EXISTING BLINDS SHALL BE BOUND AND WRAPPED DURING DEMOLITION AND CONSTRUCTION, UNLESS SPECIFICALLY NOTED TO BE REMOVED. WHERE EXISTING BLINDS ARE REQUIRED TO BE REMOVED TO ACCOMMODATE NEW WALLS, GC TO MARKER THESE LOCATIONS TO ARCH AND PROVIDE AN ALLOWANCE TO REPLACE EXISTING BLINDS.
- 17 GENERAL CONTRACTOR SHALL RETAIN ALL WASTE-HAULING TICKETS AND RETAIN NO LESS THAN 50% OF NONHAZARDOUS CONSTRUCTION WASTE WHICH SHALL BE DIVERTED FROM DISPOSAL BY RECYCLING OR SALVAGE OF CONSTRUCTION MATERIALS AND WASTE AS STATED IN IBC 2018.
- 18 STRUCTURES UNDER CONSTRUCTION, ALTERATION, OR DEMOLITION SHALL BE PROVIDED WITH NO FEWER THAN ONE APPROVED PORTABLE FIRE EXTINGUISHER IN ACCORDANCE WITH 2017 DC BUILDING CODE SECTION 906 AND SIZED FOR NOT LESS THAN ORDINARY HAZARD AS FOLLOWS: 1) AT EACH STAIRWAY ON ALL FLOOR LEVELS WHERE COMBUSTIBLE MATERIALS HAVE ACCUMULATED; 2) IN EVERY STORAGE AND CONSTRUCTION SHED; 3) ADDITIONAL PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED WHERE SPECIAL HAZARDS EXIST, SUCH AS THE STORAGE AND USE OF FLAMMABLE AND COMBUSTIBLE LIQUIDS.
- 19 FACILITIES REQUIRED: SANITARY FACILITIES SHALL BE PROVIDED DURING CONSTRUCTION, REMODELING OR DEMOLITION ACTIVITIES IN ACCORDANCE WITH THE PLUMBING CODE.
- 20 MAINTENANCE OF MEANS OF EGRESS: REQUIRED MEANS OF EGRESS SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION, DEMOLITION, REMODELING OR ALTERATIONS AND ADDITIONS TO ANY BUILDING.
- 21 FIRE SAFETY DURING DEMOLITION: FIRE SAFETY DURING DEMOLITION SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF THIS CODE AND THE APPLICABLE PROVISIONS OF CHAPTER 33 OF THE FIRE CODE.
- 22 PREPARE WALL, FLOOR, AND CEILING SURFACES FOR NEW FINISH AS SPECIFIED.

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ISSUES

#	DESCRIPTION	DATE
1	ISSUE FOR 50% CDS	12/15/2025
2	ISSUE FOR BID	01/29/2026

LEGEND - DEMOLITION

- DEMOLISHED PARTITION
- DEMOLISHED MILLWORK
- EXISTING MILLWORK TO REMAIN
- DEMOLISHED DOOR AND FRAME
- RELOCATED DOOR AND FRAME
- EXISTING DOOR AND FRAME TO REMAIN

SEAL

PROJECT NAME + ADDRESS
The Beach Club

2900 Thomas Ave S
Minneapolis, MN 55416

PROJECT NUMBER 13205.000

SHEET NAME
DEMOLITION PLAN - LOWER LEVEL

SCALE
1/8" = 1'-0"

ORIENTATION

SHEET NUMBER
AD1-100

1 DEMOLITION PLAN - LOWER LEVEL
1/8" = 1'-0"