



GULFSTREAM HOTEL DEVELOPMENT
LAKE WORTH, FL.

GULFSTREAM HOTEL

11 LAKE AVENUE
LAKE WORTH, FL 33460

BEILINSON
GOMEZ,

ARCHITECTS
P.A.

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ROSE L GOMEZ

DWG. TITLE
COVER

SCALE
N.T.S.

PROJECT NO.
2020-01

DATE
11-12-21

SHEET NUMBER
G000

△ DATE REVISION

CONSULTANT

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ABBREVIATIONS

A	ACOUS.	ACOUSTICAL
A.C.	AIR DRAIN	AIR CONDITIONING
ADJ.	ADJUSTABLE	AREA DRAIN
AGGR.	AGGREGATE	AL.
AL.	ALUMINUM	AL.
APPROX.	APPROXIMATE	ARCH.
ARCH.	ARCHITECTURAL	ASB.
ASB.	ASBESTOS	ASPH.
ASPH.	ASPHALT	

B	BD.	BOARD
BITUM.	BITUMINOUS	BLDG.
BLDG.	BUILDING	BLK.
BLK.	BLOCK	BLKG.
BLKG.	BLOCKING	BLKHD.
BLKHD.	BULKHEAD	BM.
BM.	BEAM	BOT.
BOT.	BOTTOM	

C	CAB.	CABINET
CARP.	CARPET	C.B.
C.B.	CATCH BASIN	CEM.
CEM.	CEMENT	CER.
CER.	CERAMIC	C.I.
C.I.	CAST IRON	C.G.
C.G.	CORNER GUARD	CLG.
CLG.	CEILING	CLKG.
CLKG.	CAULKING	CLO.
CLO.	CLOSET	CLR.
CLR.	CLEAR	C.M.U.
C.M.U.	CONCRETE MASONRY UNIT	C.O.
C.O.	CASED OPENING	COL.
COL.	COLUMN	CONC.
CONC.	CONCRETE	CONN.
CONN.	CONNECTION	CONSTR.
CONSTR.	CONSTRUCTION	CONT.
CONT.	CONTINUOUS	CORR.
CORR.	CORRIDOR	CTSK.
CTSK.	COUNTERSUNK	CNTR.
CNTR.	COUNTER	C.T.
C.T.	CERAMIC TILE	CTR.
CTR.	CENTER	

D	DBL.	DOUBLE
DEPT.	DEPARTMENT	D.F.
D.F.	DRINKING FOUNTAIN	DET.
DET.	DETAIL	DIA.
DIA.	DIAMETER	DIM.
DIM.	DIMENSION	DISP.
DISP.	DISPENSER	DN.
DN.	DOWN	D.O.
D.O.	DOOR OPENING	DR.
DR.	DOOR	DWR.
DWR.	DRAWER	DS.
DS.	DOWN SPOUT	D.S.P.
D.S.P.	DRY STANDPIPE	DWG.
DWG.	DRAWING	

E	EA.	EAST
EA.	EACH	E.J.
E.J.	EXPANSION JOINT	EL.
EL.	ELEVATION	ELEC.
ELEC.	ELECTRICAL	ELEV.
ELEV.	ELEVATOR	EMER.
EMER.	EMERGENCY	ENCL.
ENCL.	ENCLOSURE	E.P.
E.P.	ELECTRICAL PANEL BOARD	EQ.
EQ.	EQUAL	EQPT.
EQPT.	EQUIPMENT	E.S.
E.S.	EMERGENCY OVERFLOW SCUPPER	E.W.C.
E.W.C.	ELECTRIC WATER COOLER	EXST.
EXST.	EXISTING	EXP.
EXP.	EXPOSED	EXT.
EXT.	EXTERIOR	

F	F.A.	FIRE ALARM
F.B.	FLAT BAR	F.D.
F.D.	FLOOR DRAIN	FDN.
FDN.	FOUNDATION	F.E.
F.E.	FIRE EXTINGUISHER	F.E.C.
F.E.C.	FIRE EXTINGUISHER CAB.	F.H.C.
F.H.C.	FIRE HOSE CABINET	FIN.
FIN.	FINISH	FL.
FL.	FLOOR	FLASH.
FLASH.	FLASHING	FLUOR.
FLUOR.	FLUORESCENT	F.O.C.
F.O.C.	FACE OF CONCRETE	F.O.F.
F.O.F.	FACE OF FINISH	F.O.S.
F.O.S.	FACE OF STUDS	FPRF.
FPRF.	FIREPROOF	F.S.
F.S.	FULL SIZE	FT.
FT.	FOOT OR FEET	FTG.
FTG.	FOOTING	FURR.
FURR.	FURRING	FUT.
FUT.	FUTURE	F.V.
F.V.	FIELD VERIFY	F.V.C.
F.V.C.	FIRE VALVE CABINET	

P	PRCST.	PRE-CAST
P.L.	PROPERTY LINE	P.T.
P.T.	PRESSURE TREATED	PL.
PL.	PLATE	P.LAM.
P.LAM.	PLASTIC LAMINATE	PLAS.
PLAS.	PLASTER	PLYWD.
PLYWD.	PLYWOOD	POL.
POL.	POLISHED	PR.
PR.	PAIR	PT.
PT.	POINT	P.T.D.
P.T.D.	PAPER TOWEL DISPENSER	PTN.
PTN.	PARTITION	PTR.
PTR.	PAPER TOWEL RECEPTACLE	

Q	Q.T.	QUARRY TILE
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R	R.	RISER
RAD.	RADIUS	R.D.
R.D.	ROOF DRAIN	REF.
REF.	REFERENCE	REFL.
REFL.	REFLECTED	REFR.
REFR.	REFRIGERATOR	RF.
RF.	ROOF	RGTR.
RGTR.	REGISTER	REINF.
REINF.	REINFORCED	REQ.
REQ.	REQUIRED	RESIL.
RESIL.	RESILIENT	RM.
RM.	ROOM	R.O.
R.O.	ROUGH OPENING	RWD.
RWD.	REDWOOD	R.W.L.
R.W.L.	RAIN WATER LEADER	

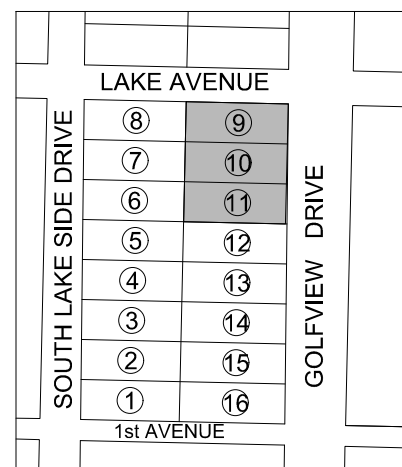
S	S.	SOUTH
SABF	SOUND ATTENUATION FIRE BLANKETS	S.C.
S.C.	SOLID CORE	S.C.D.
S.C.D.	SEAT COVER DISPENSER	SCHED.
SCHED.	SCHEDULE	S.D.
S.D.	SOAP DISPENSER	SECT.
SECT.	SECTION	SH.
SH.	SHELF	SHR.
SHR.	SHOWER	SHT.
SHT.	SHEET	SIM.
SIM.	SIMILAR	S.N.R.
S.N.R.	SANITARY NAPKIN DISPENSER	SANITARY NAPKIN RECEPTACLE
SANITARY NAPKIN RECEPTACLE	SANITARY NAPKIN RECEPTACLE SPECIFICATION	SQ.
SQ.	SQUARE	S.S.T.
S.S.T.	STAINLESS STEEL	S.S.K.
S.S.K.	SERVICE SINK	STA.
STA.	STATION	STD.
STD.	STANDARD	STL.
STL.	STEEL	STOR.
STOR.	STORAGE	STR.L.
STR.L.	STRUCTURAL	SUSP.
SUSP.	SUSPEND	SYM.
SYM.	SYMMETRICAL	

T	TRD.	TREAD
T.B.	TOWEL BAR	T.C.
T.C.	TOP OF CURB	TEL.
TEL.	TELEPHONE	TEMP.
TEMP.	TEMPERED	T. & G.
T. & G.	TONGUE AND GROOVE	THK.
THK.	THICK	TOIL.
TOIL.	TOILET	T.P.
T.P.	TOP OF PAVEMENT	T.P.D.
T.P.D.	TOILET PAPER DISPENSER	T.V.
T.V.	TELEVISION	T.W.
T.W.	TOP OF WALL	TYP.
TYP.	TYPICAL	T.O.B.
T.O.B.	TOP OF BEAM	T.O.C.
T.O.C.	TOP OF CONCRETE	T.O.S.
T.O.S.	TOP OF SLAB	

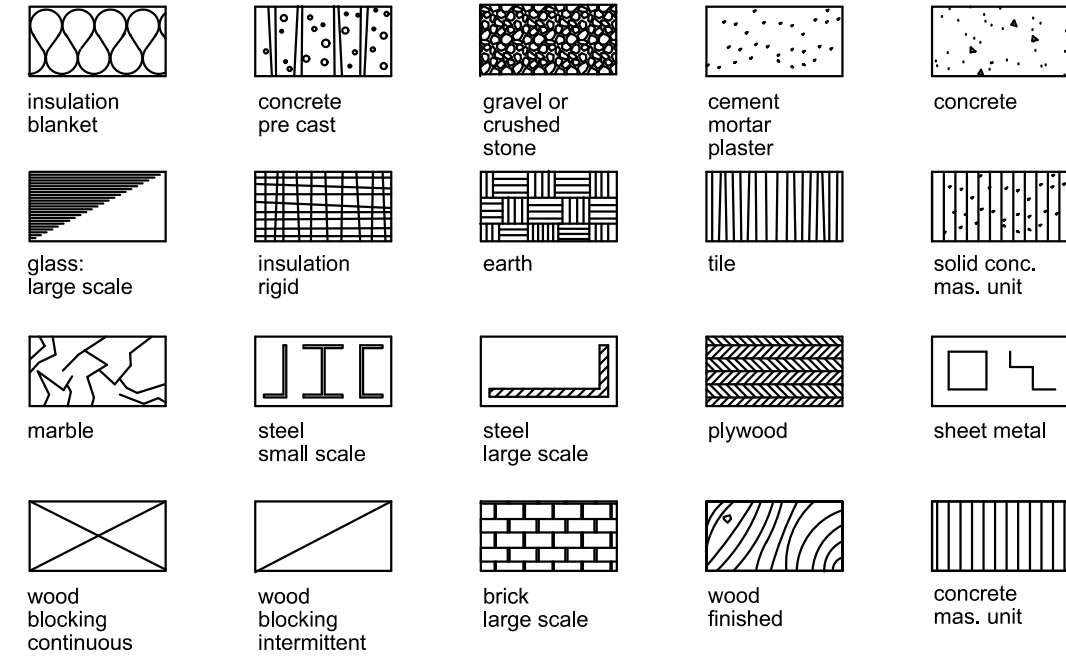
U	UNF.	UNFINISHED
U.O.N.	UNLESS OTHERWISE NOTED	URNAL.
URNAL.	UNDERWRITERS LAB	

V	V.I.F.	VERIFY IN FIELD
VERT.	VERTICAL	V.T.
V.T.	VINYL TILE	VEST.
VEST.	VESTIBULE	V.B.
V.B.	VAPOR BARRIER	

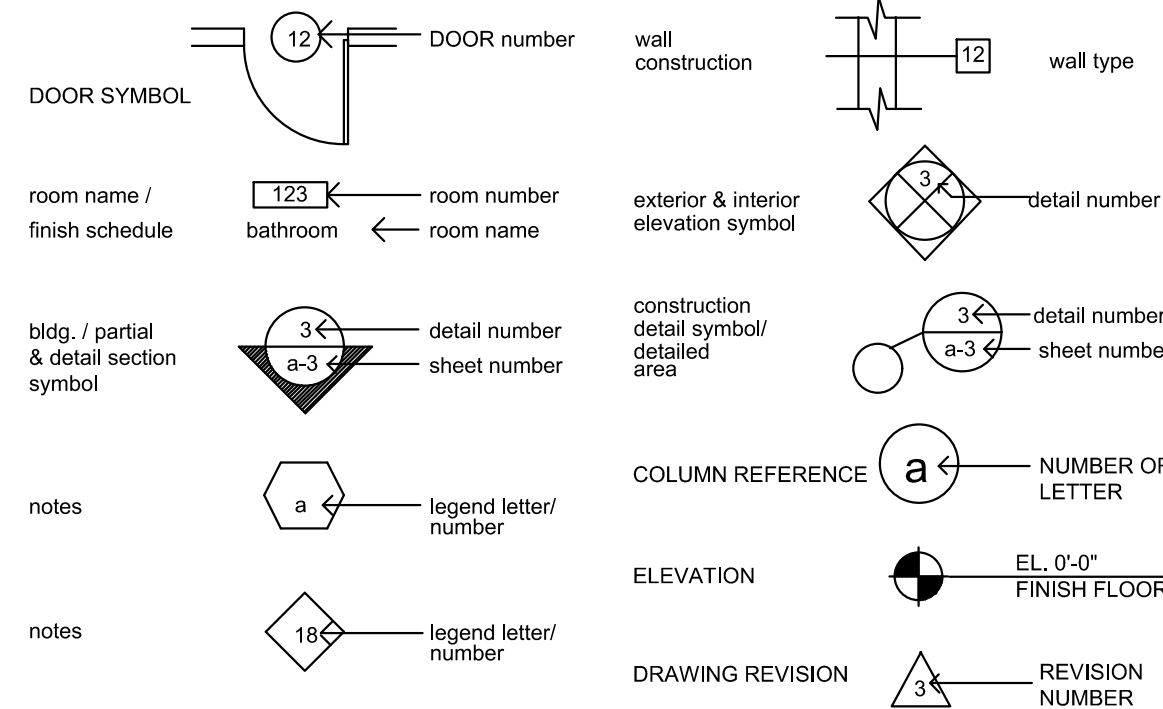
W	W.	WEST
WT.	WEIGHT	W/
W/	WITH	W.C.
W.C.	WATER CLOSET	WD.
WD.	WOOD	W/O
W/O	WITHOUT	WP.
WP.	WATERPROOF	WSCT.
WSCT.	WAINSCOT	



MATERIAL LEGEND



SYMBOL LEGEND



PROJECT INFORMATION

SCOPE OF WORK

HISTORICAL RESTORATION OF THE GULFSTREAM HOTEL INTEGRATED WITH A MIXED-USE URBAN PLANNED DEVELOPMENT INCLUSIVE OF HOTEL, CONDOMINIUMS, RESTAURANTS, BAR, GYM, SALON, EVENT SPACES, PARKING GARAGE AND SUPPORT SPACES.

- HISTORICAL BUILDING, THE SCOPE OF WORK INCLUDES:
- NEW HOTEL ROOMS PROVIDED: 90 UNITS (AVERAGE 250 SF)
- DEMOLITION OF NON-BEARING PARTITIONS TO ACCOMMODATE NEW UNITS LAYOUT.
- FUTURE BUILDING UNDER SEPARATE PERMIT.

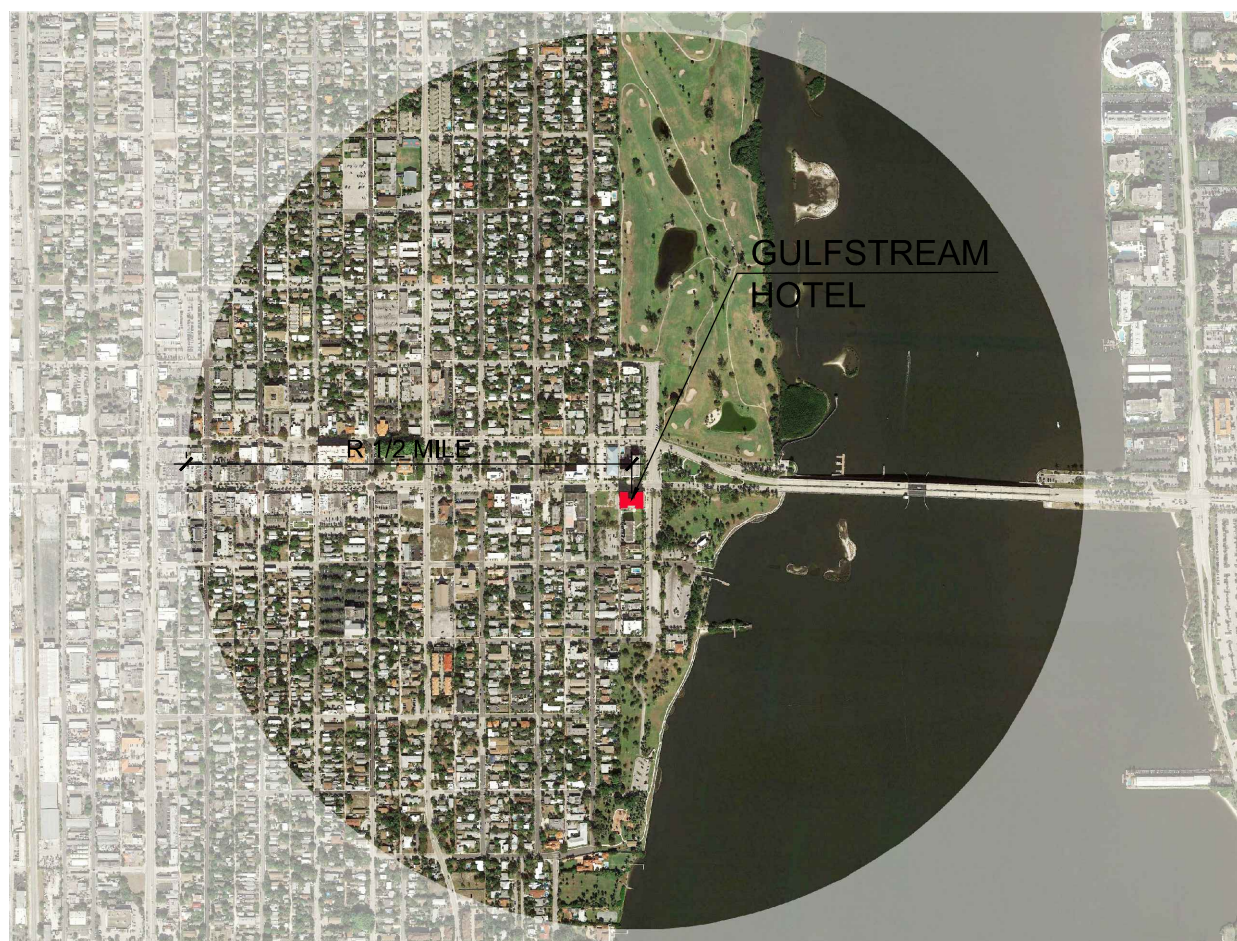
LEGAL DESCRIPTION

PARCEL 1
LOTS 9, 10, 11 AND THE NORTHERLY 24.50 FEET OF LOT 12, BLOCK 33, "THE PALM BEACH FARMS CO. PLAT NO.2, LUCERNE TOWNSITE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 29 THROUGH 40, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LAND LYING IN THE LUCERNE TOWNSITE, PALM BEACH COUNTY, FLORIDA.

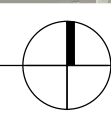
FOLIO NUMBER: 02-3234-019-0460

ZONING SUMMARY

PROJECT ADDRESS: 11 LAKE AVENUE, LAKE WORTH, FL 33460
ZONING DISTRICT: DT - DOWNTOWN
PRESENT OCCUPANCY: HOTEL (R-1) (TRANSIENT)
PROPOSED OCCUPANCY: HOTEL (R-1) (TRANSIENT)
GROSS AREA OF SITE: 79,375.00 SQ. FT.
EXISTING BUILDING AREA: 58,712 SQ. FT.
AREA OF ADDITION: 4,000.00 SQ. FT.



LOCATION MAP



GULFSTREAM HOTEL

11 LAKE AVENUE
LAKE WORTH, FL 33460

PROJECT TEAM

OWNER:	RESTORATION ST. LOUIS INC. 1240 MANCHESTER AVENUE ST. LOUIS, MO 63110 TEL. (314) 446-4534	MEP ENGINEER:	
DESIGN/PROJECT ARCHITECT:	BEILINSON GOMEZ ARCHITECTS P.A. JOSE L. GOMEZ AR0015416 8101 BISCAYNE BLVD., SUITE 309-310 MIAMI, FL 33138-4664 TEL. (305) 559-1250 FAX. (305) 551-1740	LANDSCAPE ARCHITECT:	
STRUCTURAL ENGINEER:	YOUSSEF HACHEM CONSULTING ENGINEERING, INC. YOUSSEF HACHEM PHD, PE, SI #43302 98 NE 27th AVENUE MIAMI, FL 33125 TEL. (305) 969-9423 FAX. (305) 969-9453		
CIVIL ENGINEER:			

GENERAL NOTES

- ALL DIMENSIONS AND CONDITIONS ARE TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO BID.
- ALL WORK TO BE DONE IN COMPLIANCE WITH THE REQUIREMENTS OF AND ACCEPTABLE TO THE CITY OF LAKE WORTH BUILDING DEPARTMENT.
- ALL MATERIALS SHALL CONFORM WITH ALL PREVAILING CODES. MANUFACTURERS SHALL PROVIDE DADE COUNTY APPROVAL CODES FOR ALL REQUIRED ASSEMBLIES.
- CONTRACTOR SHALL GUARANTEE IN WRITING ALL MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE BY THE OWNER. UNLESS OTHERWISE NOTED, CONTRACTOR SHALL AT HIS OWN COST REPAIR OR REPLACE ALL DAMAGED DURING REPAIR FOR THE PERIOD OF THE GUARANTEE.
- COORDINATE ALL STRUCTURAL WORK WITH ARCHITECTURAL, MECHANICAL AND ELECTRICAL DWG'S. FOR VERIFICATION OF LOCATIONS AND DIMENSIONS OF ALL PROJECT REQUIREMENTS.
- SUBMIT MIN. 5 SETS SHOP DWGS. FOR ARCHITECT'S REVIEW OF ALL ITEM REQUIRING FABRICATION. DO NOT FABRICATE UNTIL REVIEWED.
- ALL MATERIALS AND FIXTURES MUST BE BRAND NEW.
- INFORMATION SHOWN ON THE DWGS. AS TO THE LOCATION OF THE EXISTING UTILITIES HAS BEEN PREPARED FROM THE MOST RELIABLE DATA AVAILABLE TO THE A/E. HOWEVER, THIS INFORMATION IS NOT GUARANTEED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE LOCATION, CHARACTER AND DEPTH OF EXISTING UTILITIES. THE CONTRACTOR SHALL ASSIST THE UTILITY COMPANIES, BY EVERY MEANS POSSIBLE, TO DETERMINE SAID LOCATIONS AND THE LOCATIONS OF RECENT ADDITIONS OR MODIFICATIONS TO THE SYSTEMS NOT SHOWN. EXTREME CAUTION SHALL BE EXERCISED BY THE CONTRACTOR TO ELIMINATE ANY POSSIBILITY OF ANY DAMAGE TO UTILITIES DURING CONSTRUCTION. THE LOCATION OF ALL UTILITIES SHALL BE VERIFIED AND THE PROJECT REPRESENTATIVE NOTIFIED OF ANY CONFLICT OR DISCREPANCIES WHICH MAY OCCUR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING WHICH CONDITIONS WILL NEED SHORING DURING EXCAVATION AND SHALL PROVIDE SUCH SHORING AND SUPPORT AS REQUIRED.
- CONTRACTOR TO NOTIFY ALL UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO EXCAVATION.
- ALL ELEVATIONS REFER TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929.
- EXISTING PAVEMENT, SIDEWALKS, SOD, CURB OR OTHER EXISTING WORK NOT SPECIFIED FOR REMOVAL WHICH IS TEMPORARILY REMOVED, DAMAGED, EXPOSED, OR IN ANY WAY DISTURBED DURING CONSTRUCTION PERFORMED UNDER THIS CONTRACT SHALL BE REPAIRED TO ORIGINAL PRE-CONSTRUCTION CONDITION AT NO ADDITIONAL COST TO OWNER.
- ALL PAVING, SIDEWALK AND CURB & GUTTER WORK IN THE PUBLIC RIGHT OF WAY SHALL CONFORM WITH THE REQUIREMENTS OF THE CITY OF LAKE WORTH, FLORIDA AND/OR THE FLORIDA DEPARTMENT OF TRANSPORTATION.
- ALL UTILITY CONSTRUCTION AND CONNECTIONS WITHIN THE PUBLIC RIGHT OF WAY ARE TO BE PERFORMED BY THE MIAMI DADE COUNTY WATER AND SEWER DEPARTMENT.
- ALL EXISTING UTILITIES TO REMAIN UNLESS OTHERWISE NOTED.
- THIRD PARTY BENEFICIARIES: NOTHING CONTAINED IN THESE DRAWINGS SHALL CREATE A CONTRACTUAL RELATIONSHIP WITH OR A CAUSE OF ACTION IN FAVOR OF A THIRD PARTY AGAINST EITHER THE CLIENT OR THE DESIGN PROFESSIONAL. THE DESIGN PROFESSIONAL'S SERVICES UNDER WHICH THESE DRAWINGS WERE PREPARED, ARE BEING PERFORMED SOLELY FOR THE CLIENT'S BENEFIT, AND NO OTHER ENTITY SHALL HAVE ANY CLAIM AGAINST THE DESIGN PROFESSIONAL BECAUSE OF THESE DRAWINGS OR THE PERFORMANCE OR NONPERFORMANCE OF SERVICES HEREUNDER.
- DO NOT SCALE DRAWINGS. WHEN DIMENSIONS TAKE PRECEDENCE OVER DRAWING SCALE.
- CONTRACTOR AND EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR HAVING COMPLETE KNOWLEDGE OF ALL CONSTRUCTION DOCUMENTS AND THE RELEVANCE TO THE WORK FAILURE TO BE ACQUAINTED WITH THIS KNOWLEDGE DOES NOT RELIEVE RESPONSIBILITY FOR PERFORMING ALL WORK PROPERLY. ADDITIONAL COMPENSATION SHALL NOT BE ALLOWED DUE TO THE FAILURE TO BECOME FAMILIAR WITH THE ENTIRE CONSTRUCTION DOCUMENT PACKAGE.
- FIRE SPRINKLER SYSTEM AND FIRE ALARM SYSTEM (IF REQUIRED) ARE DESIGN BUILD BY THE CONTRACTOR. CONTRACTOR SHALL SUBMIT FIRE SPRINKLER & FIRE ALARM DRAWINGS TO THE JURISDICTION AND OBTAIN APPROVAL PRIOR TO BEGINNING ANY WORK ON THE FIRE SPRINKLER OR ALARM SYSTEM. THE FIRE SPRINKLER AND ALARM WORK SHALL BE PERFORMED UNDER A SEPARATE PERMIT WHERE APPLICABLE.
- COORDINATE ALL ROOF PENETRATIONS WITH MEP DRAWINGS.
- CONTRACTOR SHALL INSPECT ALL EXISTING FIRE PROOFING OF STRUCTURAL ELEMENTS, DEMISING WALLS, AND FLOOR CEILING ASSEMBLIES WHICH ARE REQUIRED TO BE FIRE PROTECTED BY GOVERNING CODES. CONTRACTOR SHALL PATCH AND REPAIR ALL DAMAGED FIREPROOFING. CONTRACTOR SHALL MAINTAIN THE EXISTING FIRE RATINGS OF ALL ELEMENTS AND SHALL PATCH AND REPAIR ANY DAMAGED OR REMOVED ELEMENTS AS REQUIRED TO MAINTAIN ALL FIRE RATINGS.
- OWNER HAS FILED FOR AND OBTAINED APPROVAL OF THE BUILDING PERMIT. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETING ANY OUTSTANDING BUILDING PERMIT ITEMS AND PICKING UP THE PERMIT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING FOR AND OBTAINING ALL TRADE PERMITS AND OTHER PERMITS AS MAY BE REQUIRED BY THE JURISDICTIONS HAVING AUTHORITY OVER THE PROJECT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING ANY REVISIONS TO THE APPROVED PERMIT DOCUMENTS AND PROCESSING THE APPROVAL OF THE REVISED DOCUMENTS WITH THE JURISDICTIONS HAVING AUTHORITY.
- CONTRACTOR SHALL VERIFY THAT ALL EXISTING DEMISING WALL EXTEND TO THE BOTTOM OF THE FLOOR OF THE LANDLORD'S RESPONSIBILITY.
- CONTRACTOR SHALL PATCH AND REPAIR ALL EXISTING SUBSTRATES TO RECEIVE NEW FINISHES AND ALL EXISTING SURFACES AND FINISHES AS NECESSARY FOR A COMPLETE AND PROPER INSTALLATION.
- CONTRACTOR SHALL EMPLOY A STRUCTURAL ENGINEER TO REVIEW DESIGN AND SEAL ALL CHANGES NECESSARY TO THE BUILDING STRUCTURE FOR THE INSTALLATION OF OR REVISION OF ALL CONTRACTOR INSTALLED MECHANICAL UNITS OR OTHER CONTRACTOR INSTALLED ELEMENTS SUPPORTED BY OR ANCHORED TO THE EXISTING STRUCTURE. THE ENGINEER SHALL SUBSTANTIATE THE DESIGN MODIFICATIONS NECESSARY TO MAINTAIN THE INTEGRITY OF THE EXISTING BUILDING STRUCTURE.
- IN THE EVENT THE CONTRACTOR DISCOVERS, AT ANY TIME DURING DEMOLITION, CONSTRUCTION, AND/OR REMODELING OPERATIONS, EXISTING CONDITIONS THAT COULD INCLUDE THE PRESENCE OF MOLD AND/OR MILDEW, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE, CONSTRUCTION MANAGER, AND THE ARCHITECT OF RECORD, IN WRITING OF THE CONCERNS AND/OR SUSPICIONS.
- ALL BUILDINGS SHALL HAVE A PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES AS PER FBC 1816.17. THE RULES AND LAWS AS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES SHALL BE DEEMED AS APPROVED WITH RESPECT TO PRE-CONSTRUCTION SOIL TREATMENT FOR PROTECTION AGAINST SUBTERRANEAN TERMITES. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO AND ANOTHER COPY FOR THE BUILDING PERMIT FILES. THE TREATMENT CERTIFICATE SHALL BE PROVIDE PRODUCT USED, IDENTIFY OF THE APPLICATOR, TIME AND DATE OF THE TREATMENT, SITE LOCATION, AREA TREATED, CHEMICAL USED, PERCENT CONCENTRATION AND HOW USED, TO ESTABLISH A VERIFIABLE RECORD OF PROTECTIVE TREATMENT. IF THE SOIL CHEMICAL BARRIER METHOD FOR TERMITE PREVENTION IS USED, FINAL EXTERIOR TREATMENT SHALL BE COMPLETED PRIOR TO FINAL BUILDING APPROVAL.
- MINIMUM INSULATION SHALL BE: R-30.5 FOR ROOF, R-4.1 FOR EXTERIOR WALLS, R-3 BOTH SIDES FOR CBS COMMON WALLS, AS PER FBC CHAPTER 13, SUB-CHAPTER 6.

APPLICABLE CODES

GOVERNING ZONING CODE:	CITY OF LAKE WORTH ZONING CODE
BUILDING CODE:	FLORIDA BUILDING CODE 2020
EXISTING BUILDING:	FLORIDA BUILDING CODE: EXISTING BUILDING CODE 2020
STRUCTURAL:	FLORIDA BUILDING CODE 2020
PLUMBING:	FLORIDA BUILDING CODE 2020 - PLUMBING
MECHANICAL:	FLORIDA BUILDING CODE 2020 - MECHANICAL
ELECTRICAL:	FLORIDA BUILDING CODE - 2020 EDITION
ACCESSIBILITY:	FLORIDA BUILDING CODE 2020 - CHAPTER 11 FACBC
FIRE PROTECTION:	FLORIDA FIRE PREVENTION CODE - 2020 7th EDITION NFPA 101 2018 7th EDITION

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EXISTING BUILDING LOOKING SOUTHWEST
ARCADE, DECORATIVE PARAPET, TRIMS, RAILINGS, TILE ROOF, SHIELDS AND SIGNAGE TO REMAIN.
EXISTING WINDOWS AND DOORS TO BE REPLACED WITH NEW WINDOWS AND DOORS (MULLION CONFIGURATION TO MATCH EXISTING)

1



EXISTING BUILDING LOOKING EAST
ARCADE, DECORATIVE PARAPET, TRIMS, RAILINGS, TILE ROOF, SHIELDS AND SIGNAGE TO REMAIN.
EXISTING WINDOWS AND DOORS TO BE REPLACED WITH NEW WINDOWS AND DOORS (MULLION CONFIGURATION TO MATCH EXISTING)

2



EXISTING BUILDING LOOKING NORTH
EXISTING WINDOWS TO BE REPLACED WITH NEW WINDOWS (MULLION CONFIGURATION TO MATCH EXISTING)
EXISTING BACK OF HOUSE TO BE RECONFIGURED

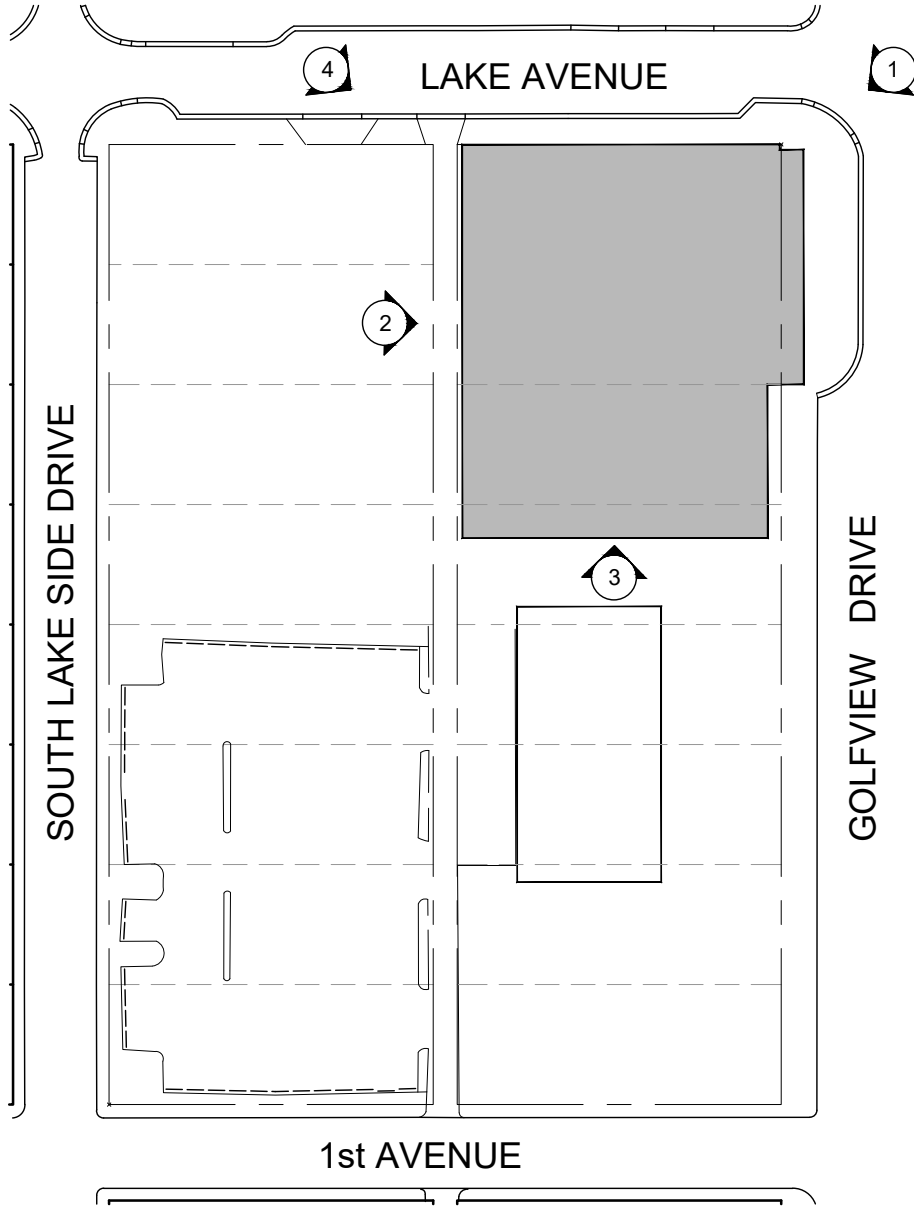
3



EXISTING BUILDING LOOKING SOUTHEAST
ARCADE, DECORATIVE PARAPET, TRIMS, RAILINGS, TILE ROOF, SHIELDS AND SIGNAGE TO REMAIN.
EXISTING WINDOWS AND DOORS TO BE REPLACED WITH NEW WINDOWS AND DOORS (MULLION CONFIGURATION TO MATCH EXISTING)

4

- GULFSTREAM HOTEL
DEFINING CHARACTERISTICS:
- SIX STORIES -100 FEET IN HEIGHT TO THE TOP OF STRUCTURE
87 FEET IN HEIGHT TO THE TOP OF PARAPET
 - MASONRY CONSTRUCTION
 - PRINCIPAL ARTICULATED ELEVATIONS ON THE NORTH (LAKE AVENUE) & EAST (GOLF VIEW DRIVE)
 - OVERALL PLAN SHAPE: RECTANGULAR; "H" PLAN SHAPE ON THE NORTH ELEVATION
 - ARCADES:
ONE STORY ON THE NORTH AND EAST ELEVATIONS, EXTENDING OUT TO THE SIDEWALK
DESIGN: A SERIES OF ROUND ARCHES WITH DECORATIVE KNEE WALL, ORNAMENTED WITH CONCRETE BALUSTERS AND RAILINGS
 - BAYS: SYMMETRICAL ARRANGEMENT, PIERCED BY SIX-OVER-ONE WINDOWS THAT ARE PAIRED ON THE EAST ELEVATION AND ON THE INTERIOR WALLS OVERLOOKING THE MEZZANINE TERRACE ON THE NORTH ELEVATION; END BAYS FEATURE A SHAPED PARAPET THAT EXTENDS ABOVE THE MAIN PARAPET (ALL ELEVATIONS)
 - WINDOWS: TRIPLE WINDOW ARRANGEMENT (CENTER BAY RECTANGULAR WINDOW 4' FLANKED ON EITHER SIDE BY A MORE NARROW WINDOW 4' CREATING A TRIPARTITE ARRANGEMENT. IN THE CENTER BAY OF THE MEZZANINE FLOOR, NORTH ELEVATION, EAST END, NORTH ELEVATION FENESTRATED WITH DIVIDED SQUARE WINDOW SURMOUNTED BY A SEMI-CIRCULAR DIVIDED TRANSOM
 - DECORATION: TILE COPING AT THE TERMINATION OF THE PARAPET WALL, ROOF NORTH, EAST AND WEST ELEVATION
 - MEZZANINE TERRACE ON NORTH ELEVATION BETWEEN THE BAYS OF WINGS
 - MAIN ENTRANCE: NORTH PORCH FOCUSED BY THREE MATCHING SETS OF FRENCH DOORS WITH DIVIDED SIDELIGHTS AND TRANSOMS.
 - ELEVATOR TOWER TERMINATING IN A TILED HIP ROOF
 - SOUTH (REAR) ELEVATION: PROJECTING WINGS ON THE EAST AND WEST END WITH CONCRETE TIE BEAMS BETWEEN THE BAYS



KEY PLAN
SCALE: N.T.S.

GULFSTREAM HOTEL

11 LAKE AVENUE
LAKE WORTH, FL 33460

BEILINSON
GOMEZ

ARCHITECTS

ARCHITECTURE

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JOSE L GOMEZ

DWG. TITLE
EXTERIOR PICTURES AND
PRESERVATION DETAILS

SCALE

N.T.S.

PROJECT NO.

2020-01

DATE

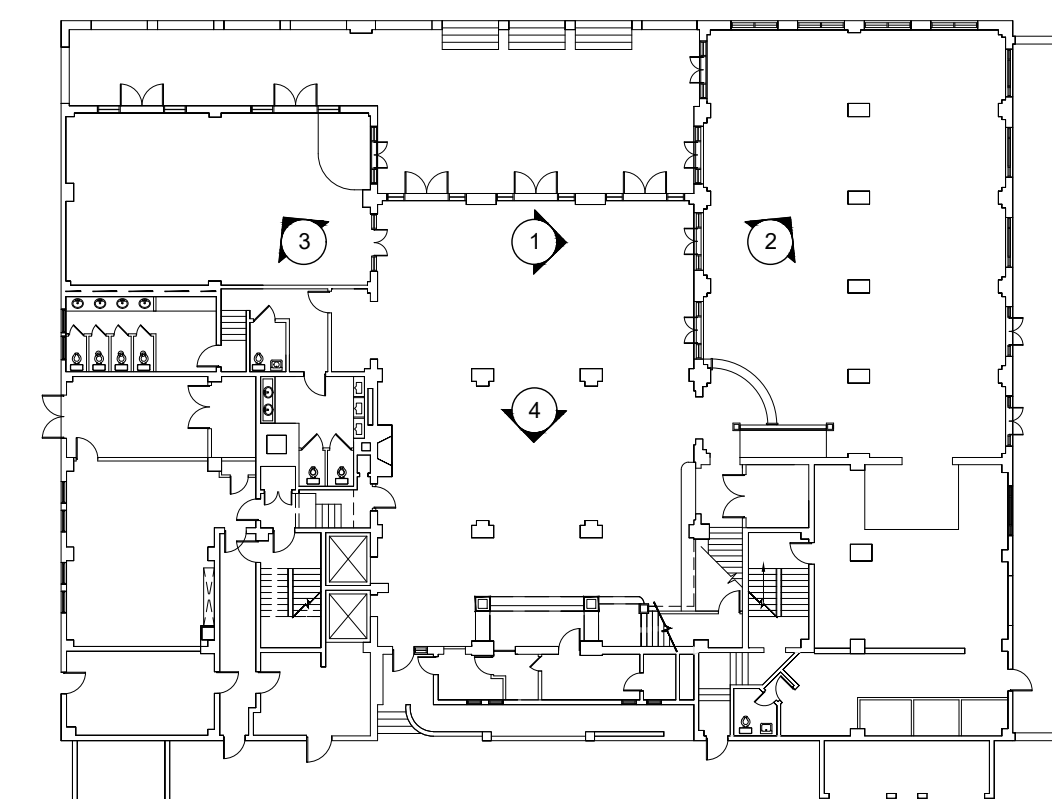
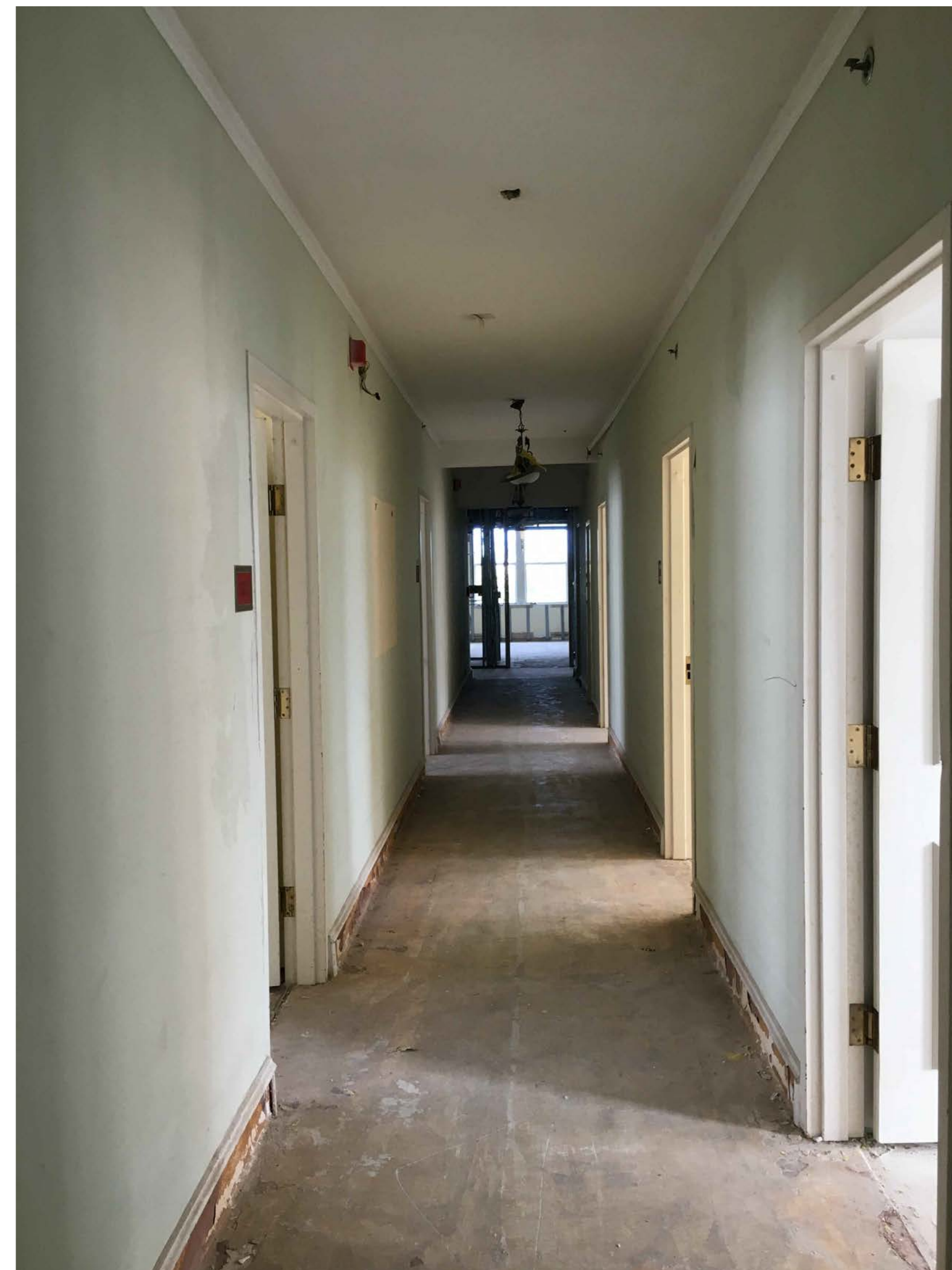
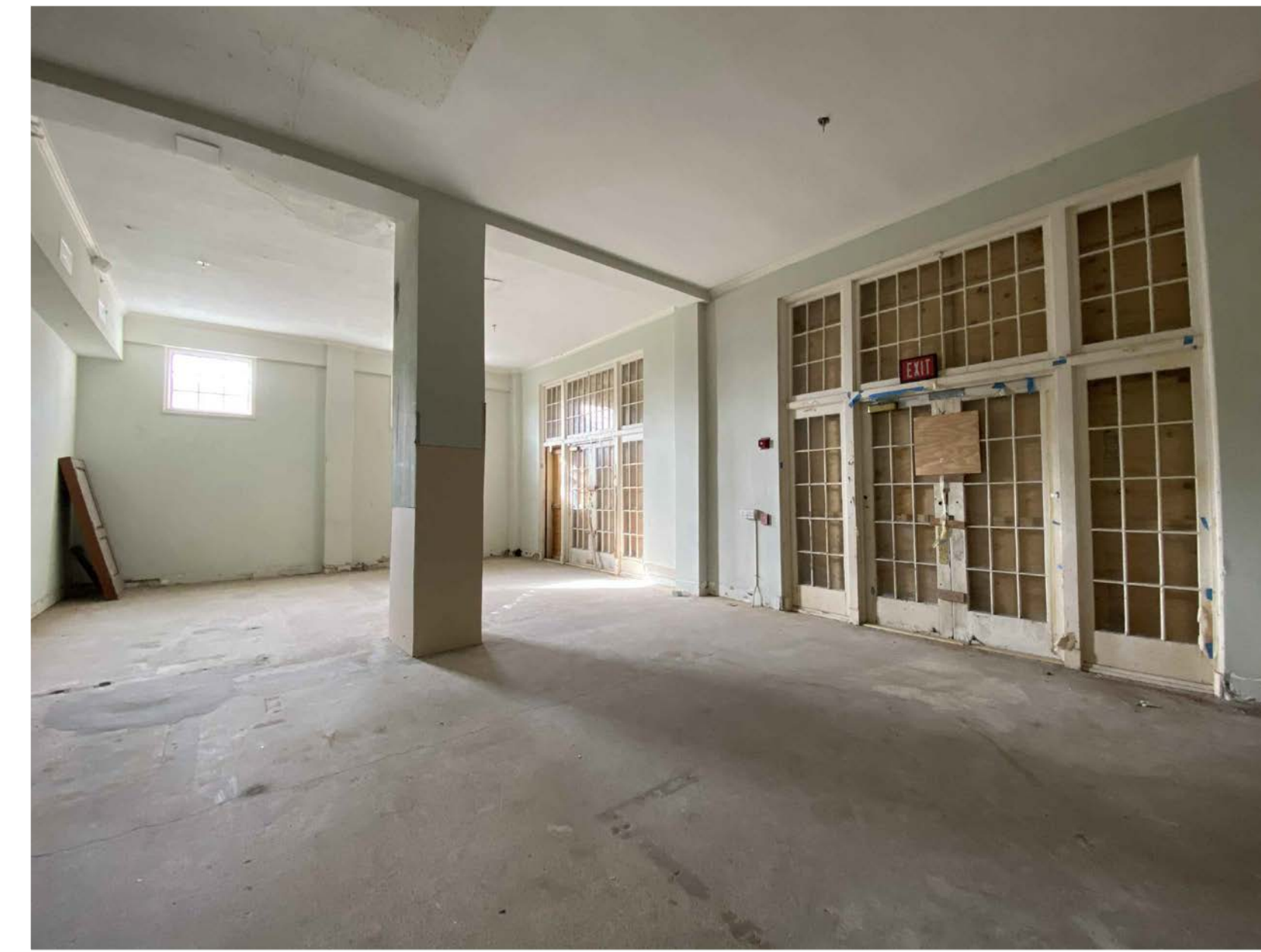
11-12-21

SHEET NUMBER

G003

DATE

REVISION





TRIMS
CLAY BARREL TILE ROOF
GULFSTREAM SHIELD AND SIGNAGE
EXISTING WINDOWS TO BE REPLACED WITH NEW WINDOWS (MULLION CONFIGURATION TO MATCH EXISTING)



EXISTING FRENCH DOORS TO BE REPLACED WITH NEW DOORS (MULLION CONFIGURATION TO MATCH EXISTING)



CHIMNEY



INTERIOR PRECAST CONCRETE RAILINGS



INTERIOR PRECAST CONCRETE RAILINGS



EXTERIOR METAL RAILINGS



ORIGINAL SIGNAGE @ NORTH ELEVATION

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DWG. TITLE	
PRESERVATION DETAILS	
SCALE	N.T.S.
PROJECT NO.	2020-01
DATE	11-12-21
SHEET NUMBER	G005
△ DATE	REVISION



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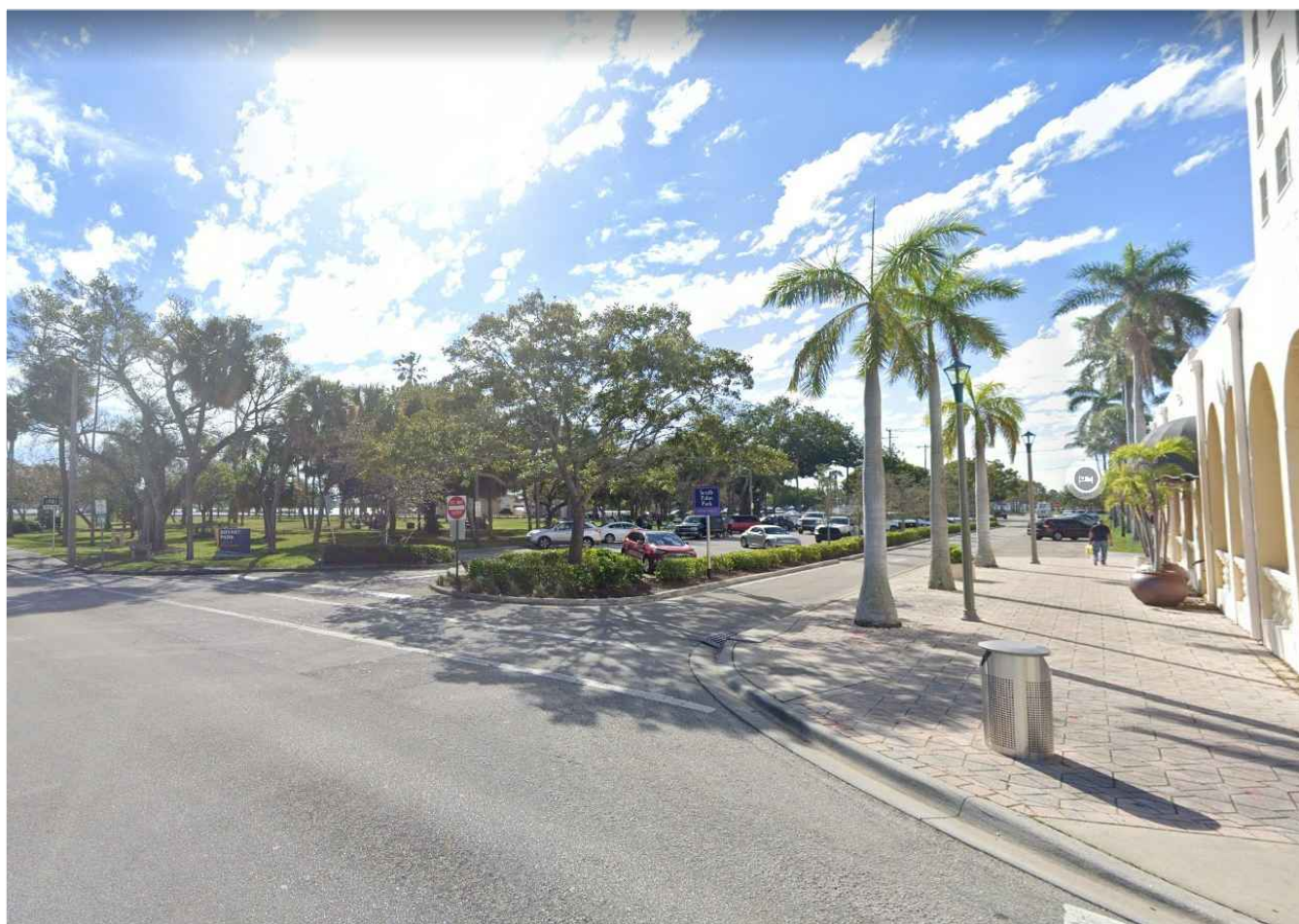
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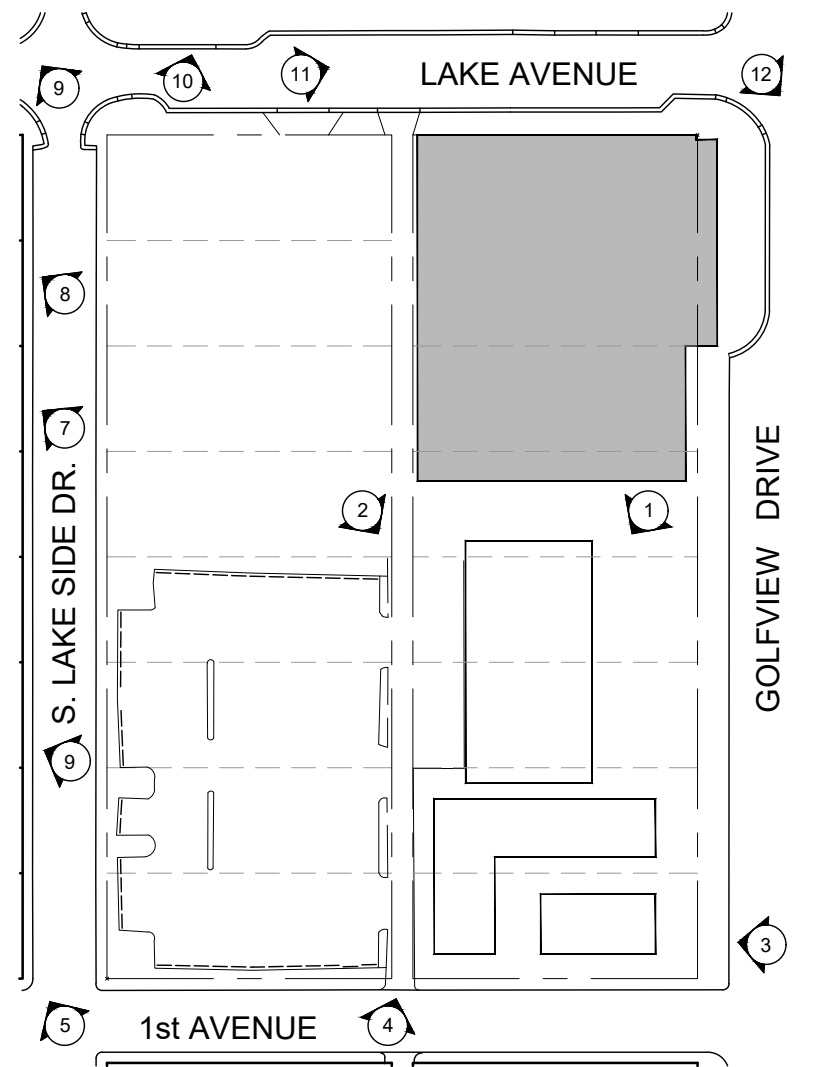
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12



KEY PLAN
SCALE: N.T.S.

GULFSTREAM HOTEL

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CONTEXT PICTURES

SCALE
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PROJECT NO.
2020-01

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G006

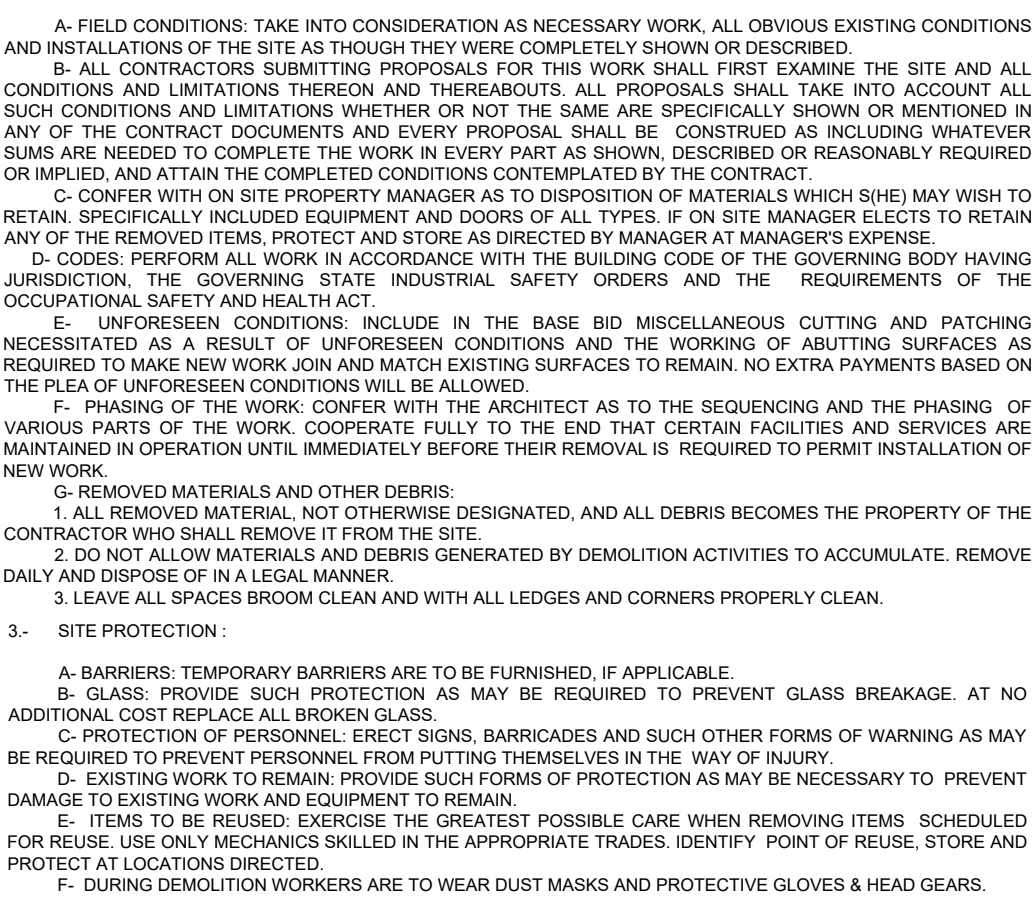
DATE REVISION

CONSULTANT

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GENERAL DEMOLITION NOTES:

- 1- SCOPE:
- FURNISH EQUIPMENT AND PERFORM LABOR REQUIRED TO EXECUTE THIS WORK AS INDICATED ON THE DRAWINGS, AS SPECIFIED
 - AND NECESSARY TO COMPLETE THE CONTRACT, INCLUDING BUT NOT LIMITED TO, THESE MAJOR ITEMS:
 - A- PROTECTION OF EXISTING WORK TO REMAIN
 - B- TEMPORARY BARRICADES
 - C- REMOVAL, STORAGE AND PROTECTION OF ITEMS TO BE REUSED, WHEN INDICATED FOR REUSE, CLEAN, STORE AS DIRECTED
 - AND PROTECT, IDENTIFY POINT OF REUSE
 - D- REMOVAL OF PARTITIONS, DOORS, WALL COVERINGS AND CEILINGS AS INDICATED
 - E- REMOVAL OF MECHANICAL AND ELECTRICAL FIXTURES AND SERVICES AS INDICATED
 - F- DEBRIS REMOVAL
 - G- REMOVE FIXTURES AND EQUIPMENT AS INDICATED, WHEN INDICATED FOR REUSE, CLEAN, STORE AS DIRECTED AND PROTECT, IDENTIFY POINT OF REUSE.
- 2- GENERAL REQUIREMENTS:
- A- FIELD CONDITIONS: TAKE INTO CONSIDERATION AS NECESSARY WORK, ALL OBVIOUS EXISTING CONDITIONS AND INSTALLATIONS OF THE SITE AS THOUGH THEY WERE COMPLETELY SHOWN OR DESCRIBED.
 - B- ALL CONTRACTORS SUBMITTING PROPOSALS FOR THIS WORK SHALL FIRST EXAMINE THE SITE AND ALL CONDITIONS AND LIMITATIONS THEREON AND THEREABOUTS. ALL PROPOSALS SHALL TAKE INTO ACCOUNT ALL SUCH CONDITIONS AND LIMITATIONS WHETHER OR NOT THE SAME ARE SPECIFICALLY SHOWN OR MENTIONED IN ANY OF THE CONTRACT DOCUMENTS, AND EVERY PROPOSAL SHALL BE CONSIDERED AS INCLUDING WHATEVER SUMS ARE NEEDED TO COMPLETE THE WORK IN EVERY PART AS SHOWN, DESCRIBED OR REASONABLY REQUIRED OR IMPLIED, AND ATTAIN THE COMPLETED CONDITIONS CONTEMPLATED BY THE CONTRACT.
 - C- CONFER WITH ON SITE PROPERTY MANAGER AS TO DISPOSITION OF MATERIALS WHICH SHE/HI MAY WISH TO RETAIN SPECIFICALLY INCLUDED EQUIPMENT AND DOORS OF ALL TYPES, IF ON SITE MANAGER ELECTS TO RETAIN ANY OF THE REMOVED ITEMS, PROTECT AND STORE AS DIRECTED BY MANAGER AT MANAGERS EXPENSE.
 - D- CODES: PERFORM ALL WORK IN ACCORDANCE WITH THE BUILDING CODE OF THE GOVERNING BODY HAVING JURISDICTION, THE GOVERNING STATE INDUSTRIAL SAFETY ORDERS AND THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT.
 - E- UNFORESEEN CONDITIONS: INCLUDE IN THE BASE BID MISCELLANEOUS CUTTING AND PATCHING NECESSITATED AS A RESULT OF UNFORESEEN CONDITIONS AND THE WORKING OF ADJUTING SURFACES AS REQUIRED TO MAKE NEW WORK JOIN AND MATCH EXISTING SURFACES TO REMAIN, NO EXTRA PAYMENTS BASED ON THE PLEA OF UNFORESEEN CONDITIONS WILL BE ALLOWED.
 - F- PHASING OF THE WORK: CONFER WITH THE ARCHITECT AS TO THE SEQUENCING AND THE PHASING OF VARIOUS PARTS OF THE WORK, COOPERATE FULLY TO THE END THAT CERTAIN FACILITIES AND SERVICES ARE MAINTAINED IN OPERATION UNTIL IMMEDIATELY BEFORE THEIR REMOVAL IS REQUIRED TO PERMIT INSTALLATION OF NEW WORK.
 - G- REMOVED MATERIALS AND OTHER DEBRIS:
 - 1. ALL REMOVED MATERIAL, NOT OTHERWISE DESIGNATED, AND ALL DEBRIS BECOMES THE PROPERTY OF THE CONTRACTOR WHO SHALL REMOVE IT FROM THE SITE
 - 2. DO NOT ALLOW MATERIALS AND DEBRIS GENERATED BY DEMOLITION ACTIVITIES TO ACCUMULATE. REMOVE DAILY AND DISPOSE OF IN A LEGAL MANNER.
 - 3. LEAVE ALL SPACES BROOM CLEAN AND WITH ALL LEDGES AND CORNERS PROPERLY CLEAN.
- 3- SITE PROTECTION:
- A- BARRIERS: TEMPORARY BARRIERS ARE TO BE FURNISHED, IF APPLICABLE.
 - B- GLASS: PROVIDE SUCH PROTECTION AS MAY BE REQUIRED TO PREVENT GLASS BREAKAGE. AT NO ADDITIONAL COST REPLACE ALL BROKEN GLASS.
 - C- PROTECTION OF PERSONNEL: ERECT SIGNS, BARRICADES AND SUCH OTHER FORMS OF WARNING AS MAY BE REQUIRED TO PREVENT PERSONNEL FROM PUTTING THEMSELVES IN THE WAY OF INJURY.
 - D- EXISTING WORK TO REMAIN: PROVIDE SUCH FORMS OF PROTECTION AS MAY BE NECESSARY TO PREVENT DAMAGE TO EXISTING WORK AND EQUIPMENT TO REMAIN.
 - E- ITEMS TO BE REUSED: EXERCISE THE GREATEST POSSIBLE CARE WHEN REMOVING ITEMS, SCHEDULED FOR REUSE, USE ONLY MECHANICS SKILLED IN THE APPROPRIATE TRADES, IDENTIFY POINT OF REUSE, STORE AND PROTECT AT LOCATIONS DIRECTED.
 - F- DURING DEMOLITION WORKERS ARE TO WEAR DUST MASKS AND PROTECTIVE GLOVES & HEAD GEARS.
- 4- GENERAL DEMOLITION:
- A- DO NOT REMOVE ANY STRUCTURAL WALLS (LOAD BEARING OR SHEAR WALLS) OR OTHER STRUCTURAL ELEMENTS UNLESS SPECIFICALLY AS NOTED AS STRUCTURAL ELEMENT TO BE REMOVED. NOTIFY PROJECT MANAGER IF ANY STRUCTURAL ELEMENTS ARE DISCOVERED AND NOTED TO BE REMOVED AND NOT NOTED AS STRUCTURAL ELEMENTS.
 - B- ALL CMU WALLS SHALL BE INSPECTED BY A STRUCTURAL EN



MECHANICAL / ELECTRICAL / PLUMBING & FIRE PROTECTION DEMOLITION NOTES:

- MECHANICAL:
- 1. ALL EXISTING DUCTWORK, DISTRIBUTION GRILLES AND CONDENSATE DRAINAGE PIPING WITHIN THE BUILDING SPACE SHALL BE REMOVED, AND MAIN DUCTS SHALL REMAIN WITHIN THE BUILDING SPACE. UPON COMPLETION OF FIRST STAGE OF DEMO WORK, PROJECT ARCHITECT AND ENGINEER WILL VISIT THE PROPOSED SPACE FOR FURTHER EVALUATION AND RECOMMENDATIONS FOR SECOND STAGE OF DEMOLITION.
 - 2. ALL MECHANICAL UNITS TO BE REMOVED, PROTECTED & STORED AS DIRECTED BY BUILDING MANAGER AT MANAGERS EXPENSE.
 - 3. ANY EXHAUST AND OUTSIDE AIR INTAKE DUCT LOCATED BUILDING SPACE AND PENETRATING THROUGH EXTERIOR WALLS OR ROOFS SHALL BE MAINTAINED; ALL DUCTWORK AND EQUIPMENT ASSOCIATED WITH SUCH PENETRATION SHALL BE REMOVED.
 - 4. ALL CHILLED WATER AND / OR CONDENSER WATER PIPING AS WELL AS ANY REFRIGERANT PIPING ASSOCIATED WITH ANY OF THE ELIMINATED HVAC UNITS LOCATED WITHIN THE BUILDING SPACE SHALL REMAIN AND SHALL BE VALVED AND CAPPED OFF FOR FURTHER EVALUATION DURING SECOND STAGE OF DEMOLITION.
 - 5. ANY FIRE OR FIRE/SMOKE DAMPERS FOUND IN DEMISING WALLS OR FLOORS WITHIN THE PROPOSED TENANT SPACE SHALL BE MAINTAINED.
 - 6. CAREFULLY REVIEW PLANS AND DETERMINE LINES TO BE REMOVED AND THOSE TO BE KEPT ACTIVE OR TO BE REACTIVATED, PROTECT LINES TO REMAIN, PROVIDE FOR MINIMUM SERVICE INTERRUPTION OF LINES TO REMAIN (CONFER WITH ON SITE PROPERTY MANAGER).
- ELECTRICAL:
- 1. ALL EXISTING POWER OUTLETS, EQUIPMENT DISCONNECTS AND ASSOCIATED SPICE BOXES, WIRING AND DEVICES SHALL BE ELIMINATED UNLESS ASSOCIATED WITH HVAC EQUIPMENT IDENTIFIED TO REMAIN OPERATIONAL AS REFERENCED ABOVE.
 - 2. ALL ELECTRICAL DEVICES, CONDUITS, POWER OUTLETS, SWITCHES, ETC. LOCATED ON INTERIOR PARTITION WALLS AND CEILINGS SHALL BE ELIMINATED.
 - 3. ALL EMERGENCY AND EXT. LIGHTS LOCATED WITHIN INTERIOR SPACES SHALL BE ELIMINATED, ANY EMERGENCY AND EXT. LIGHTS LOCATED AT PERIMETER WALLS OF THE BUILDING SPACE AS WELL AS AT LOCATIONS ADJACENT TO MAIN EGRESS DOORS OF THE BUILDING SPACE SHALL REMAIN IN PLACE.
 - 4. ANY SUSPENDED / EXPOSED STRIP FLUORESCENT TYPE LIGHT FIXTURES SHALL REMAIN IN PLACE.
 - 5. ALL ELECTRICAL PANELS FOUND WITHIN THE PROPOSED TENANT SPACE SHALL REMAIN IN PLACE. ANY EXISTING PANEL FOUND INSTALLED ON AN EXISTING WALL IDENTIFIED FOR DEMOLITION, SHALL REMAIN SUSPENDED FROM CONDUITS, FOR FURTHER EVALUATION AND RECOMMENDATIONS FOR SECOND STAGE OF DEMOLITION.
 - 6. WHEN ELIMINATING EXISTING POWER, EQUIPMENT AND LIGHTING CIRCUITS FROM EXISTING PANELS, DEMOLITION CONTRACTOR SHALL CONFIRM THAT THERE ARE NO DEVICES LOCATED OUTSIDE OF THE PROPOSED TENANT SPACE AND TIED TO THE SAME CIRCUIT INTENDED FOR ELIMINATION. IN THE EVENT THAT SUCH CONDITION IS DISCOVERED, POWER SUPPLY TO DEVICES, LOCATED OUTSIDE OF THE PROPOSED SPACE, SHALL BE MAINTAINED, WHILE THE DEVICES WITHIN THE PROPOSED SPACE ARE ELIMINATED.
 - 7. ALL MAIN SERVICE FEEDERS AND CONDUITS EXTENDING FROM THE EXISTING BUILDING ELECTRICAL ROOMS TO ANY OF THE EXISTING ELECTRICAL PANELS LOCATED WITHIN THE PROPOSED TENANT SPACE SHALL REMAIN AND SHALL BE IDENTIFIED / MARKED WITH ASSOCIATED SOURCE POINT.
 - 8. ALL EXISTING ELECTRICAL METERS ASSOCIATED WITH PANELS LOCATED WITHIN THE PROPOSED TENANT SPACE SHALL BE IDENTIFIED AND SHALL REMAIN IN PLACE.
 - 9. UPON COMPLETION OF FIRST STAGE OF DEMOLITION WORK, PROJECT ARCHITECT AND ENGINEER SHALL INSPECT THE SITE, TOGETHER WITH THE ELECTRICAL DEMOLITION CONTRACTOR AND ESTABLISH PARAMETERS FOR SECOND STAGE OF ELECTRICAL DEMOLITION WORK.
 - 10. REMOVE LINES COMPLETELY WHEREVER POSSIBLE. CUT AND CAP OR PLUG IN A POSITIVE MANNER BEHIND THE RACK OF FINISH MATERIAL.
 - 11. WHEN UTILITIES ARE REMOVED, CAP AND SEAL A MINIMUM OF 8" BELOW FINISH FLOOR OR A MINIMUM OF 6" ABOVE FINISH CEILING.
- PLUMBING:
- 1. ANY EXISTING PLUMBING FIXTURES LOCATED WITHIN THE BUILDING SPACE TO REMAIN, THOSE SPECIFIED TO BE REMOVED SHALL BE PROTECTED & STORED AS DIRECTED BY BUILDING MANAGER AT MANAGERS EXPENSE.
 - 2. ALL EXISTING SANITARY, GREASE WASTE, GAS PIPING, AND DOMESTIC HOT / COLD WATER PIPING LOCATED WITHIN THE PROPOSED TENANT SPACE SHALL BE ELIMINATED UNLESS FOUND TO BE ASSOCIATED WITH OTHER / ADJACENT TENANT SPACES. IN SUCH EVENT, THE MAIN LINES EXTENDING INTO OTHER TENANT SPACE SHALL REMAIN AND BRANCH PIPING LOCATED WITHIN THE PROPOSED TENANT SPACE SHALL BE CAPPED OFF AND PROVIDED WITH SHUT-OFF VALVES WHEN SUCH PIPING IS DOMESTIC WATER PIPING.
 - 3. ALL GAS SERVICE PIPING LOCATED WITHIN THE PROPOSED SPACE SHALL BE ELIMINATED TOGETHER WITH ASSOCIATED GAS SERVICE METERS, IF APPLICABLE. CONFER WITH ON SITE BUILDING MANAGER PRIOR TO PROCEED WITH WORK.
 - 4. ALL HOT WATER PIPING LOCATED WITHIN THE PROPOSED SPACE SHALL BE EXISTING TO REMAIN, TOGETHER WITH ALL WATER HEATERS.
 - 5. ALL STORM DRAINAGE PIPING LOCATED WITHIN THE PROPOSED TENANT SPACE SHALL REMAIN AS IS.
 - 6. ALL EXISTING FLOOR DRAINS & FLOOR SINKS NOT PART OF THIS PERMIT NEED TO BE CAPPED OFF BY G.C.
- FIRE SPRINKLER SYSTEM:
- 1. ALL EXISTING FIRE SPRINKLER DISTRIBUTION WITHIN THE PROPOSED TENANT SPACE IS TO REMAIN, ANY BRANCH PIPE AND SPRINKLER HEADS LOCATED WITHIN CLOSETS AND SMALL OFFICE SPACES, BATHROOMS, ETC. IDENTIFIED TO BE DEMOLISHED SHALL BE ELIMINATED, AND PIPING CAPPED OFF AT MAIN BRANCH.
 - 2. UPON COMPLETION OF DEMOLITION OF ALL EXISTING INTERIOR PARTITIONS, PROJECT ARCHITECT AND ENGINEER SHALL INSPECT THE SITE AND PROVIDE ADDITIONAL DEMOLITION CRITERIA AS NECESSARY.
 - 3. ALL EXISTING TAMPER/FLOW SWITCHES AND CONTROL VALVES ASSOCIATED WITH EXISTING SPRINKLER SYSTEM SHALL REMAIN IN PLACE WITHIN THE PROPOSED TENANT SPACE. ALL MAIN BRANCH PIPING AND VALVES SHALL BE IDENTIFIED.

- FIRE ALARM SYSTEM:
- 1. MAIN AS WELL AS SLAVE TYPE FIRE ALARM SYSTEMS SHALL REMAIN IN PLACE AND OPERATIONAL.
 - 2. ALL FIRE ALARM FLOW SWITCHES, TAMPER SWITCHES AND PULL STATIONS LOCATED WITHIN THE PROPOSED TENANT SPACE SHALL REMAIN IN PLACE.
 - 3. ANY SMOKE DETECTOR, DUCT DETECTOR, HORN / STROBE DEVICE LOCATED WITHIN ROOMS IDENTIFIED FOR DEMOLITION SHALL BE ELIMINATED AND THEIR ZONE SIGNAL SHALL BE DISABLED AT THE MAIN CONTROL PANEL, UNLESS SUCH DEVICE IS FOUND TO BE ASSOCIATED WITH A HVAC SYSTEM IDENTIFIED TO REMAIN.
 - 4. ALL HORN / STROBE DEVICES LOCATED ALONG THE PERIMETER WALLS OF THE PROPOSED TENANT SPACE SHALL REMAIN ACTIVE.
 - 5. ALL FIRE ALARM DEVICES ASSOCIATED WITH ABANDONED GREASE HOOD SYSTEMS SHALL BE ELIMINATED AND DISCONNECTED FROM THE MAIN CONTROL PANEL.
 - 6. ALL ZONES AND SIGNAL POINTS RELATED TO FIRE ALARM DEVICES ASSOCIATED WITH THE PROPOSED TENANT SPACE SHALL BE IDENTIFIED AT MAIN FIRE ALARM SYSTEM PANEL.
 - 7. UPON COMPLETION OF INTERIOR DEMOLITION, PROJECT ARCHITECT AND ENGINEER MAY INSPECT THE SITE AND PROVIDE ADDITIONAL GUIDELINES FOR FURTHER DEMOLITION OF THE EXISTING FIRE ALARM SYSTEM COMPONENTS.

GENERAL NOTES:

- 1. EXISTING F.S.D. SHALL BE IDENTIFIED, DISABLED, AND LEFT ON CLOSED POSITION.
- 2. SEE ELECTRICAL DEMO NOTES FOR EXISTING ELECTRICAL DEMO NOTES FOR EXISTING ELECTRICAL, SECURITY, DATA, AND PHONE PANEL.
- 3. VERIFY IN FIELD IF EXISTING WALL IS FIRE RATED.
- 4. ALL LIFE SAFETY SYSTEM WILL REMAIN OPERATIONAL FOR THE ADJACENT SPACES DURING DEMOLITION WORK.

DEMOLITION LIFE SAFETY NOTES:

- 1. EXISTING SPACES WITHIN THIS SCOPE OF WORK WILL BE VACANT & CLOSED DURING DEMOLITION.
- 2. G.C. TO COMPLY WITH NFPA 12018 ED.
- 3. ALL EXISTING DEMISING PARTITIONS TO MEET UL DESIGN U419. ANY NEW REPAIRS TO EXISTING DEMISING PARTITIONS TO MEET SAME CRITERIA.
- 4. MEANS OF EGRESS AND LIFE SAFETY EQUIPMENTS SHALL NOT BE OBSTRUCTED BY DEBRIS CONTAINER.

DEMOLITION KEY NOTES

- 1. EXISTING FINISH FLOOR THROUGHOUT TO BE REMOVED WITHIN THE LIMITS OF THIS CONTRACT.
- 2. EXISTING CEILING FINISHES TO UNDERSIDE STRUCTURE TO BE REMOVED UNLESS STATED OTHERWISE, WITHIN THE LIMITS OF THIS CONTRACTS.
- 3. EXISTING BATHROOM TO BE REMOVED. OWNER TO CONFIRM IF PLUMBING FIXTURES ARE TO BE SAVED AND REUSE.
- 4. EXISTING DOOR / FRAME TO BE REMOVED.
- 5. EXISTING STAIRS/STAIRCASE TO BE DEMOLISHED.
- 6. THE EXISTING WINDOWS AND DOORS ARE NON-HISTORIC / NON-IMPACT WINDOWS/DOORS. THEY WILL ALL BE COMPLETELY REPLACED WITH NEW WINDOWS AND DOORS SYMPHATIC TO THE ORIGINAL WINDOW DOOR CONFIGURATIONS BASED ON ORIGINAL PHOTOGRAPHS FROM THE OPENING OF THE HOTEL. REFER TO THE HOTEL AND THEY SHALL MEET ALL APPLICABLE SECTIONS OF IRC 2020 ITH EDITION, CHAPTER 2411.
- 7. HISTORIC ELEMENTS TO BE PRESERVED. G.C. TO CLEAN, REPAIR & PAINT AS NEEDED. PLEASE REFER TO SHEET 0005 FOR REFERENCE IMAGES.
- 8. EXISTING ROOFING TO BE REMOVED.
- 9. EXISTING WINDOW AND WINDOW SILL TO BE DEMOLISHED TO FIT NEW GLASS DOOR.
- 10. DECORATIVE ELEMENT IN FACADE TO REMAIN.
- 11. ALL STRUCTURAL ELEMENTS INCLUDING BUT NOT LIMITED TO COLUMNS, BEAMS, LOAD-BEARING WALLS, ARE EXISTING TO REMAIN.
- 12. MECHANICAL EQUIPMENT TO BE REMOVED.
- 13. CMU WALL TO BE DEMOLISHED.
- 14. DOOR TO BE REMOVED.
- 15. EXISTING RAILING TO BE REMOVED.
- 16. WINDOW UNIT TO BE REMOVED.
- 17. EXISTING SIGNAGE TO BE REMOVED AND REPLACED BY NEW SIGNAGE SYMPHATIC TO THE ORIGINAL CONFIGURATION BASED ON ORIGINAL PHOTOGRAPHS FROM THE OPENING OF THE HOTEL. REFER TO 0005 FOR REFERENCE IMAGE.

LEGEND

- WALL/PARTITION TO BE DEMOLISHED
- EXISTING CMU WALL / STRUCTURE TO REMAIN
- EXISTING INTERIOR PARTITION TO REMAIN
- NOT PART OF THE SCOPE OF WORK
- SOFFIT ABOVE
- DEMOLITION TAG
- EXISTING DOOR TO REMAIN

DWG. TITLE		DEMOLITION NORTH ELEVATION
SCALE		1/8" = 1'-0"
PROJECT NO.		2020-01
DATE		11-12-21
SHEET NUMBER		D201
DATE	REVISION	

GULFSTREAM HOTEL

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CONSULTANT

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 - F- DURING DEMOLITION WORKERS ARE TO WEAR DUST MASKS AND PROTECTIVE GLOVES & HEAD GEARS.
 - 4- GENERAL DEMOLITION:
 - A- DO NOT REMOVE ANY STRUCTURAL WALLS (LOAD BEARING OR SHEAR WALLS) OR OTHER STRUCTURAL ELEMENTS UNLESS SPECIFICALLY AS NOTED AS STRUCTURAL ELEMENT TO BE REMOVED. NOTIFY PROJECT MANAGER IF ANY STRUCTURAL ELEMENTS ARE DISCOVERED AND NOTED TO BE REMOVED AND NOT NOTED AS STRUCTURAL ELEMENTS.
 - B- ALL CMU WALLS SHALL BE INSPECTED BY A STRUCTURAL EN

- FIRE ALARM SYSTEM:
1. MAIN AS WELL AS SLAVE TYPE FIRE ALARM SYSTEMS SHALL REMAIN IN PLACE AND OPERATIONAL.
 2. ALL FIRE ALARM FLOW SWITCHES, TAMPER SWITCHES AND PULL STATIONS LOCATED WITHIN THE PROPOSED TENANT SPACE SHALL REMAIN IN PLACE.
 3. ANY SMOKE DETECTOR, DUCT DETECTOR, HORN / STROBE DEVICE LOCATED WITHIN ROOMS IDENTIFIED FOR DEMOLITION SHALL BE ELIMINATED AND THEIR ZONE SIGNAL SHALL BE DISABLED AT THE MAIN CONTROL PANEL, UNLESS SUCH DEVICE IS FOUND TO BE ASSOCIATED WITH A HVAC SYSTEM IDENTIFIED TO REMAIN.
 4. ALL HORN / STROBE DEVICES LOCATED ALONG THE PERIMETER WALLS OF THE PROPOSED TENANT SPACE SHALL REMAIN ACTIVE.
 5. ALL FIRE ALARM DEVICES ASSOCIATED WITH ABANDONED GREASE HOOD SYSTEMS SHALL BE ELIMINATED AND DISCONNECTED FROM THE MAIN CONTROL PANEL.
 6. ALL ZONES AND SIGNAL POINTS RELATED TO FIRE ALARM DEVICES ASSOCIATED WITH THE PROPOSED TENANT SPACE SHALL BE IDENTIFIED AT MAIN FIRE ALARM SYSTEM PANEL.
 7. UPON COMPLETION OF INTERIOR DEMOLITION, PROJECT ARCHITECT AND ENGINEER MAY INSPECT THE SITE AND PROVIDE ADDITIONAL GUIDELINES FOR FURTHER DEMOLITION OF THE EXISTING FIRE ALARM SYSTEM COMPONENTS.

GENERAL NOTES:

1. EXISTING F.S.D. SHALL BE IDENTIFIED, DISABLED, AND LEFT ON CLOSED POSITION.
2. SEE ELECTRICAL DEMO NOTES FOR EXISTING ELECTRICAL DEMO NOTES FOR EXISTING ELECTRICAL, SECURITY, DATA, AND PHONE PANEL.
3. VERIFY IN FIELD IF EXISTING WALL IS FIRE RATED.
4. ALL LIFE SAFETY SYSTEM WILL REMAIN OPERATIONAL FOR THE ADJACENT SPACES DURING DEMOLITION WORK.

DEMOLITION LIFE SAFETY NOTES:

1. EXISTING SPACES WITHIN THIS SCOPE OF WORK WILL BE VACANT & CLOSED DURING DEMOLITION.
2. G.C. TO COMPLY WITH NFPA 12018 ED.
3. ALL EXISTING DEMISING PARTITIONS TO MEET UL DESIGN U419. ANY NEW REPAIRS TO EXISTING DEMISING PARTITIONS TO MEET SAME CRITERIA.
4. MEANS OF EGRESS AND LIFE SAFETY EQUIPMENTS SHALL NOT BE OBSTRUCTED BY DEBRIS CONTAINER.

DEMOLITION KEY NOTES

1. EXISTING FINISH FLOOR THROUGHOUT TO BE REMOVED WITHIN THE LIMITS OF THIS CONTRACT.
2. EXISTING CEILING FINISHES TO UNDERSIDE STRUCTURE TO BE REMOVED UNLESS STATED OTHERWISE, WITHIN THE LIMITS OF THIS CONTRACTS.
3. EXISTING BATHROOM TO BE REMOVED. OWNER TO CONFIRM IF PLUMBING FIXTURES ARE TO BE SAVED AND REUSE.
4. EXISTING DOOR / FRAME TO BE REMOVED.
5. EXISTING STEPS/STAIRCASE TO BE DEMOLISHED.
6. THE EXISTING WINDOWS AND DOORS ARE NON-HISTORIC / NON-IMPACT WINDOWS/DOORS. THEY WILL ALL BE COMPLETELY REPLACED WITH NEW WINDOWS AND DOORS SYMPHATIC TO THE ORIGINAL WINDOW/DOOR CONFIGURATIONS BASED ON ORIGINAL PHOTOGRAPHS FROM THE OPENING OF THE HOTEL AND THEY SHALL MEET ALL APPLICABLE SECTIONS OF IFBC 2020 7TH EDITION, CHAPTER 2411.
7. HISTORIC ELEMENTS TO BE PRESERVED. GC TO CLEAN, REPAIR & PAINT AS NEEDED. PLEASE REFER TO SHEET 0005 FOR REFERENCE IMAGES.
8. EXISTING ROOFING TO BE REMOVED.
9. EXISTING WINDOW AND WINDOW SILL TO BE DEMOLISHED TO FIT NEW GLASS DOOR.
10. DECORATIVE ELEMENT IN FACADE TO REMAIN.
11. ALL STRUCTURAL ELEMENTS INCLUDING BUT NOT LIMITED TO COLUMNS, BEAMS, LOAD-BEARING WALLS, ARE EXISTING TO REMAIN.
12. MECHANICAL EQUIPMENT TO BE REMOVED
13. CMU WALL TO BE DEMOLISHED.
14. DOOR TO BE REMOVED
15. EXISTING RAILING TO BE REMOVED.
16. WINDOW UNIT TO BE REMOVED.
17. EXISTING SIGNAGE TO BE REMOVED AND REPLACED BY NEW SIGNAGE SYMPHATIC TO THE ORIGINAL CONFIGURATION BASED ON ORIGINAL PHOTOGRAPHS FROM THE OPENING OF THE HOTEL. REFER TO 0005 FOR REFERENCE IMAGE.

LEGEND

- WALL/PARTITION TO BE DEMOLISHED
- EXISTING CMU WALL / STRUCTURE TO REMAIN
- EXISTING INTERIOR PARTITION TO REMAIN
- NOT PART OF THE SCOPE OF WORK
- SOFFIT ABOVE
- DEMOLITION TAG
- EXISTING DOOR TO REMAIN

MECHANICAL / ELECTRICAL / PLUMBING & FIRE PROTECTION DEMOLITION NOTES:

- MECHANICAL:
1. ALL EXISTING DUCTWORK, DISTRIBUTION GRILLES AND CONDENSATE DRAINAGE PIPING WITHIN THE BUILDING SPACE SHALL BE REMOVED. EXHAUST AND MAIN DUCTS SHALL REMAIN WITH STUBS WITH CHOP ENDS. UPON COMPLETION OF FIRST STAGE OF DEMO WORK, PROJECT ARCHITECT AND ENGINEER WILL VISIT THE PROPOSED SPACE FOR FURTHER EVALUATION AND RECOMMENDATIONS FOR SECOND STAGE OF DEMOLITION.
 2. ANY EXHAUST AND OUTSIDE AIR INTAKE DUCT LOCATED BUILDING SPACE AND PENETRATING THROUGH EXTERIOR WALLS OR ROOFS SHALL BE MAINTAINED; ALL DUCTWORK AND EQUIPMENT ASSOCIATED WITH SUCH PENETRATION SHALL BE REMOVED.
 3. ALL CHILLED WATER AND / OR CONDENSER WATER PIPING AS WELL AS ANY REFRIGERANT PIPING ASSOCIATED WITH ANY OF THE ELIMINATED HVAC UNITS LOCATED WITHIN THE BUILDING SPACE SHALL REMAIN AND SHALL BE VALVED AND CAPPED OFF FOR FURTHER EVALUATION DURING SECOND STAGE OF DEMOLITION.
 4. ANY FIRE OR FIRE-SMOKE DAMPERS FOUND IN DEMISING WALLS OR FLOORS WITHIN THE PROPOSED TENANT SPACE SHALL BE MAINTAINED.
 5. CAREFULLY REVIEW PLANS AND DETERMINE LINES TO BE REMOVED AND THOSE TO BE KEPT ACTIVE OR TO BE REACTIVATED. PROTECT LINES TO REMAIN, PROVIDE FOR MINIMUM SERVICE INTERRUPTION OF LINES TO REMAIN (CONFER WITH ON SITE PROPERTY MANAGER).
- ELECTRICAL:
1. ALL EXISTING POWER OUTLETS, EQUIPMENT DISCONNECTS AND ASSOCIATED SPICE BOXES, WIRING AND DEVICES SHALL BE ELIMINATED UNLESS ASSOCIATED WITH HVAC EQUIPMENT IDENTIFIED TO REMAIN OPERATIONAL AS REFERENCED ABOVE.
 2. ALL ELECTRICAL DEVICES, CONDUITS, POWER OUTLETS, SWITCHES, ETC. LOCATED ON INTERIOR PARTITION WALLS AND CEILINGS SHALL BE ELIMINATED.
 3. ALL EMERGENCY AND EXIT LIGHTS LOCATED WITHIN INTERIOR SPACES SHALL BE ELIMINATED. ANY UNDERCAB AND EXIT LIGHTS LOCATED AT PERIMETER WALLS OF THE BUILDING SPACE AS WELL AS AT LOCATIONS ADJACENT TO MAIN EGRESS DOORS OF THE BUILDING SPACE SHALL REMAIN IN PLACE.
 4. ANY SUSPENDED / EXPOSED STRIP FLUORESCENT TYPE LIGHT FIXTURES SHALL REMAIN IN PLACE.
 5. ALL ELECTRICAL PANELS FOUND WITHIN THE PROPOSED TENANT SPACE SHALL REMAIN IN PLACE. ANY EXISTING PANEL FOUND INSTALLED ON AN EXISTING WALL IDENTIFIED FOR DEMOLITION, SHALL REMAIN SUSPENDED FROM CONDUITS, FOR FURTHER EVALUATION AND RECOMMENDATIONS FOR SECOND STAGE OF DEMOLITION.
 6. WHEN ELIMINATING EXISTING POWER, EQUIPMENT AND LIGHTING CIRCUITS FROM EXISTING PANELS, DEMOLITION CONTRACTOR SHALL CONFIRM THAT THERE ARE NO DEVICES LOCATED OUTSIDE OF THE PROPOSED TENANT SPACE AND TIED TO THE SAME CIRCUIT INTENDED FOR ELIMINATION. IN THE EVENT THAT SUCH CONDITION IS DISCOVERED, POWER SUPPLY TO DEVICES LOCATED OUTSIDE OF THE PROPOSED SPACE SHALL BE MAINTAINED, WHILE THE DEVICES WITHIN THE PROPOSED SPACE ARE ELIMINATED.
 7. ALL MAIN SERVICE FEEDERS AND CONDUITS EXTENDING FROM THE EXISTING BUILDING ELECTRICAL ROOMS TO ANY OF THE EXISTING ELECTRICAL PANELS LOCATED WITHIN THE PROPOSED TENANT SPACE SHALL REMAIN AND SHALL BE IDENTIFIED / MARKED WITH ASSOCIATED SOURCE POINT.
 8. ALL EXISTING ELECTRICAL METERS ASSOCIATED WITH PANELS LOCATED WITHIN THE PROPOSED TENANT SPACE SHALL BE IDENTIFIED AND SHALL REMAIN IN PLACE.
 9. UPON COMPLETION OF FIRST STAGE OF DEMOLITION WORK, PROJECT ARCHITECT AND ENGINEER SHALL INSPECT THE SITE TOGETHER WITH THE ELECTRICAL DEMOLITION CONTRACTOR AND ESTABLISH PARAMETERS FOR SECOND STAGE OF ELECTRICAL DEMOLITION WORK.
 10. REMOVE LINES COMPLETELY WHEREVER POSSIBLE. CUT AND CAP OR PLUG IN A POSITIVE MANNER BEHIND THE RACK OF FINISH MATERIAL.
 11. WHEN UTILITIES ARE REMOVED, CAP AND SEAL A MINIMUM OF 8" BELOW FINISH FLOOR OR A MINIMUM OF 6" ABOVE FINISH CEILING.
- PLUMBING:
1. ANY EXISTING PLUMBING FIXTURES LOCATED WITHIN THE BUILDING SPACE TO REMAIN, THOSE SPECIFIED TO BE REMOVED SHALL BE PROTECTED & STORED AS DIRECTED BY BUILDING MANAGER AT MANAGERS EXPENSE.
 2. ALL EXISTING SANITARY, GREASE WASTE, GAS PIPING, AND DOMESTIC HOT / COLD WATER PIPING LOCATED WITHIN THE PROPOSED TENANT SPACE SHALL BE ELIMINATED UNLESS FOUND TO BE ASSOCIATED WITH OTHER / ADJACENT TENANT SPACES. IN SUCH EVENT, THE MAIN LINES EXTENDING INTO OTHER TENANT SPACE SHALL REMAIN AND BRANCH PIPING LOCATED WITHIN THE PROPOSED TENANT SPACE SHALL BE CAPPED OFF AND PROVIDED WITH SHUT-OFF VALVES WHEN SUCH PIPING IS DOMESTIC WATER PIPING.
 3. ALL GAS SERVICE PIPING LOCATED WITHIN THE PROPOSED SPACE SHALL BE ELIMINATED TOGETHER WITH ASSOCIATED GAS SERVICE METERS, IF APPLICABLE. CONFER WITH ON SITE BUILDING MANAGER PRIOR TO PROCEED WITH WORK.
 4. ALL HOT WATER PIPING LOCATED WITHIN THE PROPOSED SPACE SHALL BE EXISTING TO REMAIN, TOGETHER WITH ALL WATER HEATERS.
 5. ALL STORM DRAINAGE PIPING LOCATED WITHIN THE PROPOSED TENANT SPACE SHALL REMAIN AS IS.
 6. ALL EXISTING FLOOR DRAINS & FLOOR SINKS NOT PART OF THIS PERMIT NEED TO BE CAPPED OFF BY G.C.

- FIRE SPRINKLER SYSTEM:
1. ALL EXISTING FIRE SPRINKLER DISTRIBUTION WITHIN THE PROPOSED TENANT SPACE IS TO REMAIN. ANY BRANCH PIPE AND SPRINKLER HEADS LOCATED WITHIN CLOSETS AND SMALL OFFICE SPACES, BATHROOMS, ETC. IDENTIFIED TO BE DEMOLISHED SHALL BE ELIMINATED, AND PIPING CAPPED OFF AT MAIN BRANCH.
 2. UPON COMPLETION OF DEMOLITION OF ALL EXISTING INTERIOR PARTITIONS, PROJECT ARCHITECT AND ENGINEER SHALL INSPECT THE SITE AND PROVIDE ADDITIONAL DEMOLITION CRITERIA AS NECESSARY.
 3. ALL EXISTING TAMPER/FLOW SWITCHES AND CONTROL VALVES ASSOCIATED WITH EXISTING SPRINKLER SYSTEM SHALL REMAIN IN PLACE WITHIN THE PROPOSED TENANT SPACE. ALL MAIN BRANCH PIPING AND VALVES SHALL BE IDENTIFIED.



EAST ELEVATION

GULFSTREAM HOTEL

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CONSULTANT

DWG. TITLE
DEMOLITION EAST
ELEVATION

SCALE
1/8" = 1'-0"

PROJECT NO.
2020-01

DATE
11-12-21

SHEET NUMBER
D202

DATE REVISION

GENERAL DEMOLITION NOTES:

- 1- SCOPE:
- FURNISH EQUIPMENT AND PERFORM LABOR REQUIRED TO EXECUTE THIS WORK AS INDICATED ON THE DRAWINGS, AS SPECIFIED AND NECESSARY TO COMPLETE THE CONTRACT, INCLUDING BUT NOT LIMITED TO, THESE MAJOR ITEMS.
- A- PROTECTION OF EXISTING WORK TO REMAIN.
- B- TEMPORARY BARRICADES.
- C- REMOVAL, STORAGE AND PROTECTION OF ITEMS TO BE REUSED, WHEN INDICATED FOR REUSE, CLEAN, STORE AS DIRECTED.
- AND PROTECT, IDENTIFY POINT OF REUSE.
- D- REMOVAL OF PARTITIONS, DOORS, WALL COVERINGS AND CEILINGS AS INDICATED.
- E- REMOVAL OF MECHANICAL AND ELECTRICAL FIXTURES AND SERVICES AS INDICATED.
- F- DEBRIS REMOVAL.
- G- REMOVE FIXTURES AND EQUIPMENT AS INDICATED, WHEN INDICATED FOR REUSE, CLEAN, STORE AS DIRECTED AND PROTECT, IDENTIFY POINT OF REUSE.

- 2- GENERAL REQUIREMENTS:
- A- FIELD CONDITIONS: TAKE INTO CONSIDERATION AS NECESSARY WORK, ALL OBVIOUS EXISTING CONDITIONS AND INSTALLATIONS OF THE SITE AS THOUGH THEY WERE COMPLETELY SHOWN OR DESCRIBED.
- B- ALL CONTRACTORS SUBMITTING PROPOSALS FOR THIS WORK SHALL FIRST EXAMINE THE SITE AND ALL CONDITIONS AND LIMITATIONS THEREON AND THEREABOUTS. ALL PROPOSALS SHALL TAKE INTO ACCOUNT ALL SUCH CONDITIONS AND LIMITATIONS WHETHER OR NOT THE SAME ARE SPECIFICALLY SHOWN OR MENTIONED IN ANY OF THE CONTRACT DOCUMENTS AND EVERY PROPOSAL SHALL BE CONSTRUED AS INCLUDING WHATEVER SUMS ARE NEEDED TO COMPLETE THE WORK IN EVERY PART AS SHOWN, DESCRIBED OR REASONABLY REQUIRED OR IMPLIED, AND ATTAIN THE COMPLETED CONDITIONS CONTEMPLATED BY THE CONTRACT.
- C- CONFER WITH ON SITE PROPERTY MANAGER AS TO DISPOSITION OF MATERIALS WHICH SHE/HE MAY WISH TO RETAIN SPECIFICALLY INCLUDED EQUIPMENT AND DOORS OF ALL TYPES, IF ON SITE MANAGER ELECTS TO RETAIN ANY OF THE REMOVED ITEMS, PROTECT AND STORE AS DIRECTED BY MANAGER AT MANAGERS EXPENSE.
- D- CODES: PERFORM ALL WORK IN ACCORDANCE WITH THE BUILDING CODE OF THE GOVERNING BODY HAVING JURISDICTION, THE GOVERNING STATE INDUSTRIAL SAFETY ORDERS AND THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT.
- E- UNFORESEEN CONDITIONS: INCLUDE IN THE BASE BID MISCELLANEOUS CUTTING AND PATCHING NECESSITATED AS A RESULT OF UNFORESEEN CONDITIONS AND THE WORKING OF ADJUTING SURFACES AS REQUIRED TO MAKE NEW WORK JOIN AND MATCH EXISTING SURFACES TO REMAIN, NO EXTRA PAYMENTS BASED ON THE PLEA OF UNFORESEEN CONDITIONS WILL BE ALLOWED.
- F- PHASING OF THE WORK: CONFER WITH THE ARCHITECT AS TO THE SEQUENCING AND THE PHASING OF VARIOUS PARTS OF THE WORK, COOPERATE FULLY TO THE END THAT CERTAIN FACILITIES AND SERVICES ARE MAINTAINED IN OPERATION UNTL IMMEDIATELY BEFORE THEIR REMOVAL IS REQUIRED TO PERMIT INSTALLATION OF NEW WORK.
- G- REMOVED MATERIALS AND OTHER DEBRIS:
1. ALL REMOVED MATERIAL, NOT OTHERWISE DESIGNATED, AND ALL DEBRIS BECOMES THE PROPERTY OF THE CONTRACTOR WHO SHALL REMOVE IT FROM THE SITE.
2. DO NOT ALLOW MATERIALS AND DEBRIS GENERATED BY DEMOLITION ACTIVITIES TO ACCUMULATE. REMOVE DAILY AND DISPOSE OF IN A LEGAL MANNER.
3. LEAVE ALL SPACES BROOM CLEAN AND WITH ALL LEDGES AND CORNERS PROPERLY CLEAN.
- 3- SITE PROTECTION:
- A- BARRIERS, TEMPORARY BARRIERS ARE TO BE FURNISHED, IF APPLICABLE.
- B- GLASS: PROVIDE SUCH PROTECTION AS MAY BE REQUIRED TO PREVENT GLASS BREAKAGE. AT NO ADDITIONAL COST REPLACE ALL BROKEN GLASS.
- C- PROTECTION OF PERSONNEL: ERECT SIGNS, BARRICADES AND SUCH OTHER FORMS OF WARNING AS MAY BE REQUIRED TO PREVENT PERSONNEL FROM PUTTING THEMSELVES IN THE WAY OF INJURY.
- D- EXISTING WORK TO REMAIN: PROVIDE SUCH FORMS OF PROTECTION AS MAY BE NECESSARY TO PREVENT DAMAGE TO EXISTING WORK AND EQUIPMENT TO REMAIN.
- E- ITEMS TO BE REUSED: EXERCISE THE GREATEST POSSIBLE CARE WHEN REMOVING ITEMS, SCHEDULED FOR REUSE, USE ONLY MECHANICS SKILLED IN THE APPROPRIATE TRADES, IDENTIFY POINT OF REUSE, STORE AND PROTECT AT LOCATIONS DIRECTED.
- F- DURING DEMOLITION WORKERS ARE TO WEAR DUST MASKS AND PROTECTIVE GLOVES & HEAD GEARS.
- 4- GENERAL DEMOLITION:
- A- DO NOT REMOVE ANY STRUCTURAL WALLS (LOAD BEARING OR SHEAR WALLS) OR OTHER STRUCTURAL ELEMENTS UNLESS SPECIFICALLY AS NOTED AS STRUCTURAL ELEMENT TO BE REMOVED. NOTIFY PROJECT MANAGER IF ANY STRUCTURAL ELEMENTS ARE DISCOVERED AND NOTED TO BE REMOVED AND NOT NOTED AS STRUCTURAL ELEMENTS.
- B- ALL CMU WALLS SHALL BE INSPECTED BY A STRUCTURAL EN.

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1. MAIN AS WELL AS SLAVE TYPE FIRE ALARM SYSTEMS SHALL REMAIN IN PLACE AND OPERATIONAL.
2. ALL FIRE ALARM FLOW SWITCHES, TAMPER SWITCHES AND PULL STATIONS LOCATED WITHIN THE PROPOSED TENANT SPACE SHALL REMAIN IN PLACE.
3. ANY SMOKE DETECTOR, DUCT DETECTOR, HORN / STROBE DEVICE LOCATED WITHIN ROOMS IDENTIFIED FOR DEMOLITION SHALL BE ELIMINATED AND THEIR ZONE SIGNAL SHALL BE DISABLED AT THE MAIN CONTROL PANEL, UNLESS SUCH DEVICE IS FOUND TO BE ASSOCIATED WITH A HVAC SYSTEM IDENTIFIED TO REMAIN.
4. ALL HORN / STROBE DEVICES LOCATED ALONG THE PERIMETER WALLS OF THE PROPOSED TENANT SPACE SHALL REMAIN ACTIVE.
5. ALL FIRE ALARM DEVICES ASSOCIATED WITH ABANDONED GREASE HOOD SYSTEMS SHALL BE ELIMINATED AND DISCONNECTED FROM THE MAIN CONTROL PANEL.
6. ALL ZONES AND SIGNAL POINTS RELATED TO FIRE ALARM DEVICES ASSOCIATED WITH THE PROPOSED TENANT SPACE SHALL BE IDENTIFIED AT MAIN FIRE ALARM SYSTEM PANEL.
7. UPON COMPLETION OF INTERIOR DEMOLITION, PROJECT ARCHITECT AND ENGINEER MAY INSPECT THE SITE AND PROVIDE ADDITIONAL GUIDELINES FOR FURTHER DEMOLITION OF THE EXISTING FIRE ALARM SYSTEM COMPONENTS.

GENERAL NOTES:

1. EXISTING F.S.D. SHALL BE IDENTIFIED, DISABLED, AND LEFT ON CLOSED POSITION.
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DEMOLITION LIFE SAFETY NOTES:

1. EXISTING SPACES WITHIN THIS SCOPE OF WORK WILL BE VACANT & CLOSED DURING DEMOLITION.
2. G.C. TO COMPLY WITH NFPA 12018 ED.
3. ALL EXISTING DEMISING PARTITIONS TO MEET UL DESIGN U419. ANY NEW REPAIRS TO EXISTING DEMISING PARTITIONS TO MEET SAME CRITERIA.
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DEMOLITION KEY NOTES

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2. EXISTING CEILING FINISHES TO UNDERSIDE STRUCTURE TO BE REMOVED UNLESS STATED OTHERWISE, WITHIN THE LIMITS OF THIS CONTRACTS.
3. EXISTING BATHROOM TO BE REMOVED. OWNER TO CONFIRM IF PLUMBING FIXTURES ARE TO BE SAVED AND REUSE.
4. EXISTING DOOR / FRAME TO BE REMOVED.
5. EXISTING STEPS/STAIRCASE TO BE DEMOLISHED.
6. THE EXISTING WINDOWS AND DOORS ARE NON-HISTORIC / NON-IMPACT WINDOWS/DOORS. THEY WILL ALL BE COMPLETELY REPLACED WITH NEW WINDOWS AND DOORS SYMPHETIC TO THE ORIGINAL WINDOW/DOOR CONFIGURATIONS BASED ON ORIGINAL PHOTOGRAPHS FROM THE OPENING OF THE HOTEL. REFER TO THE HOTEL AND THEY SHALL MEET ALL APPLICABLE SECTIONS OF IRC 2020 ITH EDITION, CHAPTER 2411.
7. HISTORIC ELEMENTS TO BE PRESERVED. GC TO CLEAN, REPAIR & PAINT AS NEEDED. PLEASE REFER TO SHEET G005 FOR REFERENCE IMAGES.
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LEGEND

- WALL/PARTITION TO BE DEMOLISHED
- EXISTING CMU WALL / STRUCTURE TO REMAIN
- EXISTING INTERIOR PARTITION TO REMAIN
- NOT PART OF THE SCOPE OF WORK
- SOFFIT ABOVE
- # DEMOLITION TAG
- E EXISTING DOOR TO REMAIN



SOUTH ELEVATION

- FIRE SPRINKLER SYSTEM:
1. ANY EXISTING PLUMBING FIXTURES LOCATED WITHIN THE BUILDING SPACE TO REMAIN, THOSE SPECIFIED TO BE REMOVED SHALL BE PROTECTED & STORED AS DIRECTED BY BUILDING MANAGER AT MANAGERS EXPENSE.
2. ALL EXISTING SANITARY, GREASE WASTE, GAS PIPING, AND DOMESTIC HOT / COLD WATER PIPING LOCATED WITHIN THE PROPOSED TENANT SPACE SHALL BE ELIMINATED UNLESS FOUND TO BE ASSOCIATED WITH OTHER / ADJACENT TENANT SPACES. IN SUCH EVENT, THE MAIN LINES EXTENDING INTO OTHER TENANT SPACE SHALL REMAIN AND BRANCH PIPING LOCATED WITHIN THE PROPOSED TENANT SPACE SHALL BE CAPPED OFF AND PROVIDED WITH SHUT-OFF VALVES WHEN SUCH PIPING IS DOMESTIC WATER PIPING.
3. ALL GAS SERVICE PIPING LOCATED WITHIN THE PROPOSED SPACE SHALL BE ELIMINATED TOGETHER WITH ASSOCIATED GAS SERVICE METERS, IF APPLICABLE. CONFER WITH ON SITE BUILDING MANAGER PRIOR TO PROCEED WITH WORK.
4. ALL HOT WATER PIPING LOCATED WITHIN THE PROPOSED SPACE SHALL BE EXISTING TO REMAIN, TOGETHER WITH ALL WATER HEATERS.
5. ALL STORM DRAINAGE PIPING LOCATED WITHIN THE PROPOSED TENANT SPACE SHALL REMAIN AS IS.
6. ALL EXISTING FLOOR DRAINS & FLOOR SINKS NOT PART OF THIS PERMIT NEED TO BE CAPPED OFF BY G.C.

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2. UPON COMPLETION OF DEMOLITION OF ALL EXISTING INTERIOR PARTITIONS, PROJECT ARCHITECT AND ENGINEER SHALL INSPECT THE SITE AND PROVIDE ADDITIONAL DEMOLITION CRITERIA AS NECESSARY.
3. ALL EXISTING TAMPER/FLOW SWITCHES AND CONTROL VALVES ASSOCIATED WITH EXISTING SPRINKLER SYSTEM SHALL REMAIN IN PLACE WITHIN THE PROPOSED TENANT SPACE. ALL MAIN BRANCH PIPING AND VALVES SHALL BE IDENTIFIED.

GULFSTREAM HOTEL

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DWG. TITLE
DEMOLITION SOUTH
ELEVATION

SCALE
1/8" = 1'-0"

PROJECT NO.
2020-01

DATE
11-12-21

SHEET NUMBER
D203

GENERAL DEMOLITION NOTES:

- 1- SCOPE:
- FURNISH EQUIPMENT AND PERFORM LABOR REQUIRED TO EXECUTE THIS WORK AS INDICATED ON THE DRAWINGS, AS SPECIFIED
 - AND NECESSARY TO COMPLETE THE CONTRACT, INCLUDING BUT NOT LIMITED TO, THESE MAJOR ITEMS.
 - A- PROTECTION OF EXISTING WORK TO REMAIN
 - B- TEMPORARY BARRICADES
 - C- REMOVAL, STORAGE AND PROTECTION OF ITEMS TO BE REUSED, WHEN INDICATED FOR REUSE, CLEAN, STORE AS DIRECTED
 - AND PROTECT, IDENTIFY POINT OF REUSE
 - D- REMOVAL OF PARTITIONS, DOORS, WALL COVERINGS AND CEILINGS AS INDICATED.
 - E- REMOVAL OF MECHANICAL AND ELECTRICAL FIXTURES AND SERVICES AS INDICATED
 - F- DEBRIS REMOVAL
 - G- REMOVE FIXTURES AND EQUIPMENT AS INDICATED, WHEN INDICATED FOR REUSE, CLEAN, STORE AS DIRECTED AND PROTECT, IDENTIFY POINT OF REUSE.
- 2- GENERAL REQUIREMENTS:
- A- FIELD CONDITIONS: TAKE INTO CONSIDERATION AS NECESSARY WORK, ALL OBVIOUS EXISTING CONDITIONS AND INSTALLATIONS OF THE SITE AS THOUGH THEY WERE COMPLETELY SHOWN OR DESCRIBED.
 - B- ALL CONTRACTORS SUBMITTING PROPOSALS FOR THIS WORK SHALL FIRST EXAMINE THE SITE AND ALL CONDITIONS AND LIMITATIONS THEREON AND THEREABOUTS. ALL PROPOSALS SHALL TAKE INTO ACCOUNT ALL SUCH CONDITIONS AND LIMITATIONS WHETHER OR NOT THE SAME ARE SPECIFICALLY SHOWN OR MENTIONED IN ANY OF THE CONTRACT DOCUMENTS, AND EVERY PROPOSAL SHALL BE CONSIDERED AS INCLUDING WHATEVER SUMS ARE NEEDED TO COMPLETE THE WORK IN EVERY PART AS SHOWN, DESCRIBED OR REASONABLY REQUIRED OR IMPLIED, AND ATTAIN THE COMPLETED CONDITIONS CONTEMPLATED BY THE CONTRACT.
 - C- CONFER WITH ON SITE PROPERTY MANAGER AS TO DISPOSITION OF MATERIALS WHICH SHE/ HE MAY WISH TO RETAIN SPECIFICALLY INCLUDED EQUIPMENT AND DOORS OF ALL TYPES, IF ON SITE MANAGER ELECTS TO RETAIN ANY OF THE REMOVED ITEMS, PROTECT AND STORE AS DIRECTED BY MANAGER AT MANAGERS EXPENSE.
 - D- CODES: PERFORM ALL WORK IN ACCORDANCE WITH THE BUILDING CODE OF THE GOVERNING BODY HAVING JURISDICTION, THE GOVERNING STATE, INDUSTRIAL SAFETY ORDERS AND THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT.
 - E- UNFORESEEN CONDITIONS: INCLUDE IN THE BASE BID MISCELLANEOUS CUTTING AND PATCHING NECESSITATED AS A RESULT OF UNFORESEEN CONDITIONS AND THE WORKING OF ABUTTING SURFACES AS REQUIRED TO MAKE NEW WORK JOIN AND MATCH EXISTING SURFACES TO REMAIN, NO EXTRA PAYMENTS BASED ON THE PLEA OF UNFORESEEN CONDITIONS WILL BE ALLOWED.
 - F- PHASING OF THE WORK: CONFER WITH THE ARCHITECT AS TO THE SEQUENCING AND THE PHASING OF VARIOUS PARTS OF THE WORK, COOPERATE FULLY TO THE END THAT CERTAIN FACILITIES AND SERVICES ARE MAINTAINED IN OPERATION UNTIL IMMEDIATELY BEFORE THEIR REMOVAL IS REQUIRED TO PERMIT INSTALLATION OF NEW WORK.
 - G- REMOVED MATERIALS AND OTHER DEBRIS:
 - 1. ALL REMOVED MATERIAL, NOT OTHERWISE DESIGNATED, AND ALL DEBRIS BECOMES THE PROPERTY OF THE CONTRACTOR WHO SHALL REMOVE IT FROM THE SITE
 - 2. DO NOT ALLOW MATERIALS AND DEBRIS GENERATED BY DEMOLITION ACTIVITIES TO ACCUMULATE. REMOVE DAILY AND DISPOSE OF IN A LEGAL MANNER.
 - 3. LEAVE ALL SPACES BROOM CLEAN AND WITH ALL LEDGES AND CORNERS PROPERLY CLEAN.
- 3- SITE PROTECTION:
- A- BARRIERS: TEMPORARY BARRIERS ARE TO BE FURNISHED, IF APPLICABLE.
 - B- GLASS: PROVIDE SUCH PROTECTION AS MAY BE REQUIRED TO PREVENT GLASS BREAKAGE. AT NO ADDITIONAL COST REPLACE ALL BROKEN GLASS.
 - C- PROTECTION OF PERSONNEL: ERECT SIGNS, BARRICADES AND SUCH OTHER FORMS OF WARNING AS MAY BE REQUIRED TO PREVENT PERSONNEL FROM PUTTING THEMSELVES IN THE WAY OF INJURY.
 - D- EXISTING WORK TO REMAIN: PROVIDE SUCH FORMS OF PROTECTION AS MAY BE NECESSARY TO PREVENT DAMAGE TO EXISTING WORK AND EQUIPMENT TO REMAIN.
 - E- ITEMS TO BE REUSED: EXERCISE THE GREATEST POSSIBLE CARE WHEN REMOVING ITEMS, SCHEDULED FOR REUSE, USE ONLY MECHANICS SKILLED IN THE APPROPRIATE TRADES, IDENTIFY POINT OF REUSE, STORE AND PROTECT AT LOCATIONS DIRECTED.
 - F- DURING DEMOLITION WORKERS ARE TO WEAR DUST MASKS AND PROTECTIVE GLOVES & HEAD GEAR.
- 4- GENERAL DEMOLITION:
- A- DO NOT REMOVE ANY STRUCTURAL WALLS (LOAD BEARING OR SHEAR WALLS) OR OTHER STRUCTURAL ELEMENTS UNLESS SPECIFICALLY AS NOTED AS STRUCTURAL ELEMENT TO BE REMOVED. NOTIFY PROJECT MANAGER IF ANY STRUCTURAL ELEMENTS ARE DISCOVERED AND NOTED TO BE REMOVED AND NOT NOTED AS STRUCTURAL ELEMENTS.
 - B- ALL CMU WALLS SHALL BE INSPECTED BY A STRUCTURAL EN

- FIRE ALARM SYSTEM:
1. MAIN AS WELL AS SLAVE TYPE FIRE ALARM SYSTEMS SHALL REMAIN IN PLACE AND OPERATIONAL.
 2. ALL FIRE ALARM FLOW SWITCHES, TAMPER SWITCHES AND PULL STATIONS LOCATED WITHIN THE PROPOSED TENANT SPACE SHALL REMAIN IN PLACE.
 3. ANY SMOKE DETECTOR, DUCT DETECTOR, HORN / STROBE DEVICE LOCATED WITHIN ROOMS IDENTIFIED FOR DEMOLITION SHALL BE ELIMINATED AND THEIR ZONE SIGNAL SHALL BE DISABLED AT THE MAIN CONTROL PANEL, UNLESS SUCH DEVICE IS FOUND TO BE ASSOCIATED WITH A HVAC SYSTEM IDENTIFIED TO REMAIN.
 4. ALL HORN / STROBE DEVICES LOCATED ALONG THE PERIMETER WALLS OF THE PROPOSED TENANT SPACE SHALL REMAIN ACTIVE.
 5. ALL FIRE ALARM DEVICES ASSOCIATED WITH ABANDONED GREASE HOOD SYSTEMS SHALL BE ELIMINATED AND DISCONNECTED FROM THE MAIN CONTROL PANEL.
 6. ALL ZONES AND SIGNAL POINTS RELATED TO FIRE ALARM DEVICES ASSOCIATED WITH THE PROPOSED TENANT SPACE SHALL BE IDENTIFIED AT MAIN FIRE ALARM SYSTEM PANEL.
 7. UPON COMPLETION OF INTERIOR DEMOLITION, PROJECT ARCHITECT AND ENGINEER MAY INSPECT THE SITE AND PROVIDE ADDITIONAL GUIDELINES FOR FURTHER DEMOLITION OF THE EXISTING FIRE ALARM SYSTEM COMPONENTS.

GENERAL NOTES:

1. EXISTING F.S.D. SHALL BE IDENTIFIED, DISABLED, AND LEFT ON CLOSED POSITION.
2. SEE ELECTRICAL DEMO NOTES FOR EXISTING ELECTRICAL DEMO NOTES FOR EXISTING ELECTRICAL, SECURITY, DATA, AND PHONE PANEL.
3. VERIFY IN FIELD IF EXISTING WALL IS FIRE RATED.
4. ALL LIFE SAFETY SYSTEM WILL REMAIN OPERATIONAL FOR THE ADJACENT SPACES DURING DEMOLITION WORK.

DEMOLITION LIFE SAFETY NOTES:

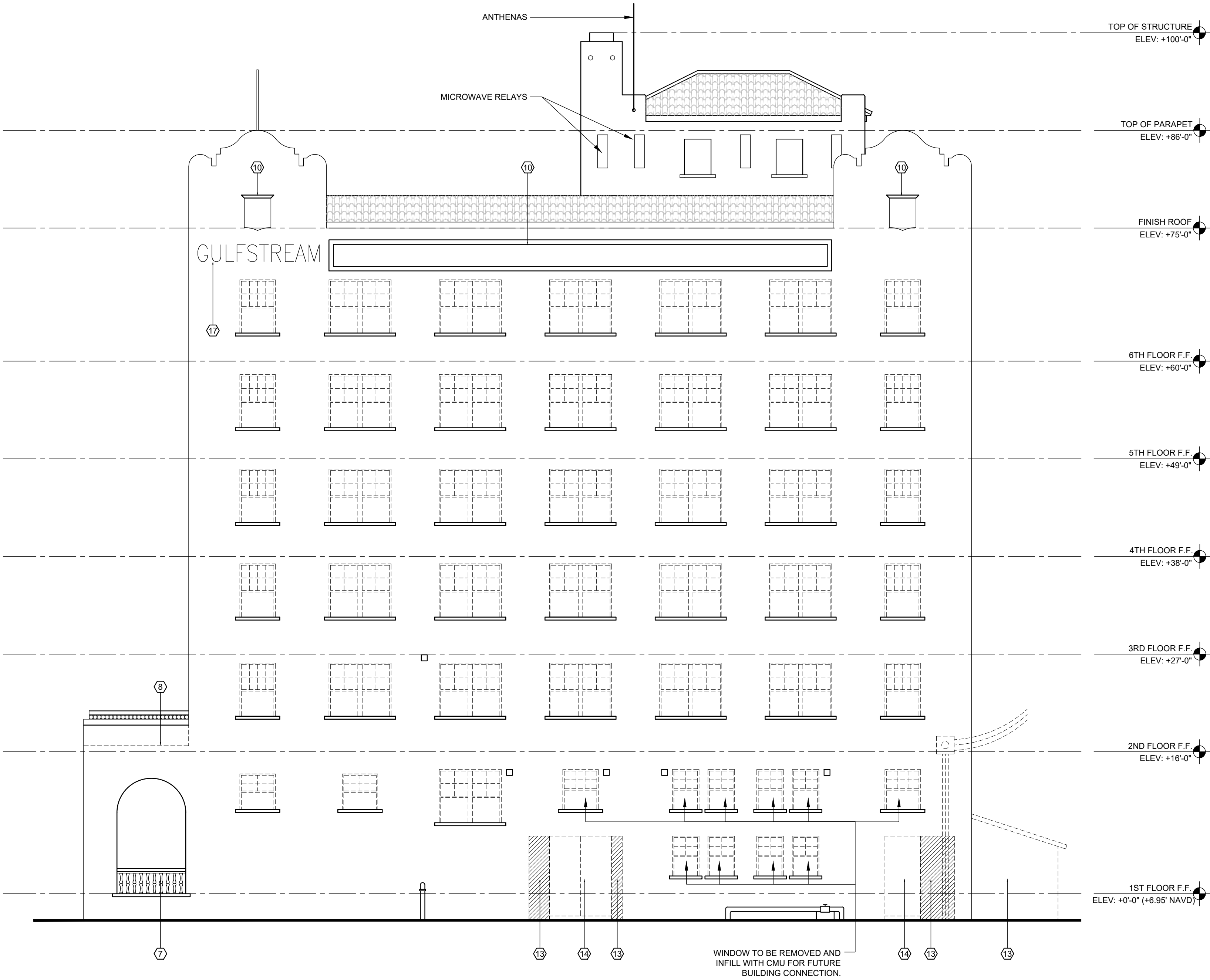
1. EXISTING SPACES WITHIN THIS SCOPE OF WORK WILL BE VACANT & CLOSED DURING DEMOLITION.
2. G.C. TO COMPLY WITH NFPA 12018 ED.
3. ALL EXISTING DEMISING PARTITIONS TO MEET UL DESIGN U419. ANY NEW REPAIRS TO EXISTING DEMISING PARTITIONS TO MEET SAME CRITERIA.
4. MEANS OF EGRESS AND LIFE SAFETY EQUIPMENTS SHALL NOT BE OBSTRUCTED BY DEBRIS CONTAINER.

DEMOLITION KEY NOTES

1. EXISTING FINISH FLOOR THROUGHOUT TO BE REMOVED WITHIN THE LIMITS OF THIS CONTRACT.
2. EXISTING CEILING FINISHES TO UNDERSIDE STRUCTURE TO BE REMOVED UNLESS STATED OTHERWISE, WITHIN THE LIMITS OF THIS CONTRACTS.
3. EXISTING BATHROOM TO BE REMOVED. OWNER TO CONFIRM IF PLUMBING FIXTURES ARE TO BE SAVED AND REUSE.
4. EXISTING DOOR / FRAME TO BE REMOVED.
5. EXISTING STEPS/STAIRCASE TO BE DEMOLISHED.
6. THE EXISTING WINDOWS AND DOORS ARE NON-HISTORIC / NON-IMPACT WINDOWS/DOORS. THEY WILL ALL BE COMPLETELY REPLACED WITH NEW WINDOWS AND DOORS SYMPHATIC TO THE ORIGINAL WINDOW/DOOR CONFIGURATIONS BASED ON ORIGINAL PHOTOGRAPHS FROM THE OPENING OF THE HOTEL. THEY AND THEY SHALL MEET ALL APPLICABLE SECTIONS OF FBC 2020 7TH EDITION, CHAPTER 2411.
7. HISTORIC ELEMENTS TO BE PRESERVED. GC TO CLEAN, REPAIR & PAINT AS NEEDED. PLEASE REFER TO SHEET G005 FOR REFERENCE IMAGES.
8. EXISTING ROOFING TO BE REMOVED.
9. EXISTING WINDOW AND WINDOW SILL TO BE DEMOLISHED TO FIT NEW GLASS DOOR.
10. DECORATIVE ELEMENT IN FACADE TO REMAIN.
11. ALL STRUCTURAL ELEMENTS INCLUDING BUT NOT LIMITED TO COLUMNS, BEAMS, LOAD-BEARING WALLS, ARE EXISTING TO REMAIN.
12. MECHANICAL EQUIPMENT TO BE REMOVED
13. CMU WALL TO BE DEMOLISHED.
14. DOOR TO BE REMOVED
15. EXISTING RAILING TO BE REMOVED.
16. WINDOW UNIT TO BE REMOVED.
17. EXISTING SIGNAGE TO BE REMOVED AND REPLACED BY NEW SIGNAGE SYMPHATIC TO THE ORIGINAL CONFIGURATION BASED ON ORIGINAL PHOTOGRAPHS FROM THE OPENING OF THE HOTEL. REFER TO G005 FOR REFERENCE IMAGE.

LEGEND

- WALL/PARTITION TO BE DEMOLISHED
- EXISTING CMU WALL / STRUCTURE TO REMAIN
- EXISTING INTERIOR PARTITION TO REMAIN
- NOT PART OF THE SCOPE OF WORK
- SOFFIT ABOVE
- # DEMOLITION TAG
- (E) EXISTING DOOR TO REMAIN



WEST ELEVATION

GULFSTREAM HOTEL

11 LAKE AVENUE
LAKE WORTH, FL 33460

BEILINSON
GOMEZ

ARCHITECTS
P.A.

8101 BISCAYNE BLVD. S 309, 310
M I A M I 33133
T 305.559.1250 F 305.551.1740

JOSE L. GOMEZ

DWG. TITLE
DEMOLITION WEST
ELEVATION

SCALE

1/8" = 1'-0"

PROJECT NO.

2020-01

DATE

11-12-21

SHEET NUMBER

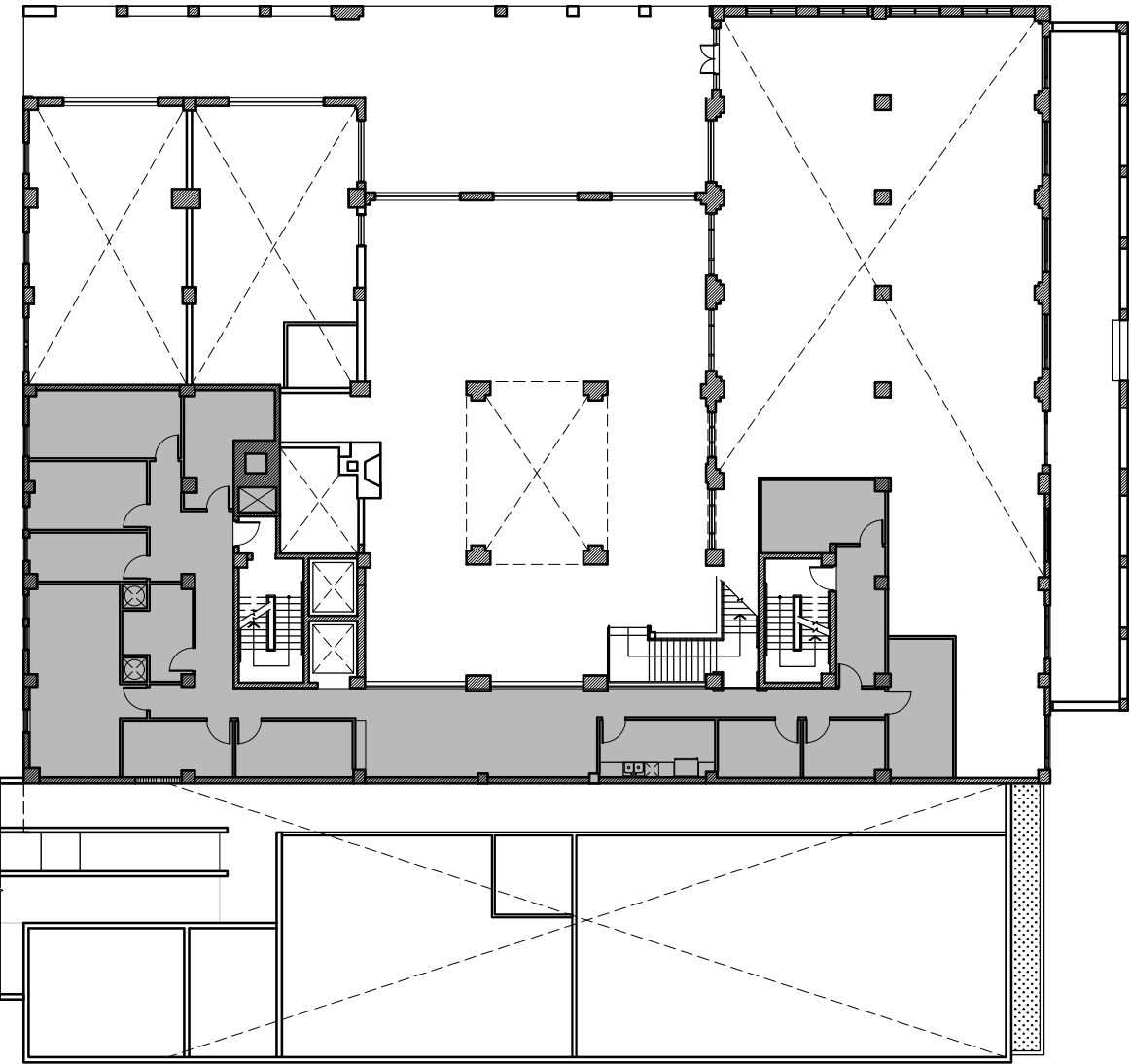
D204

DATE

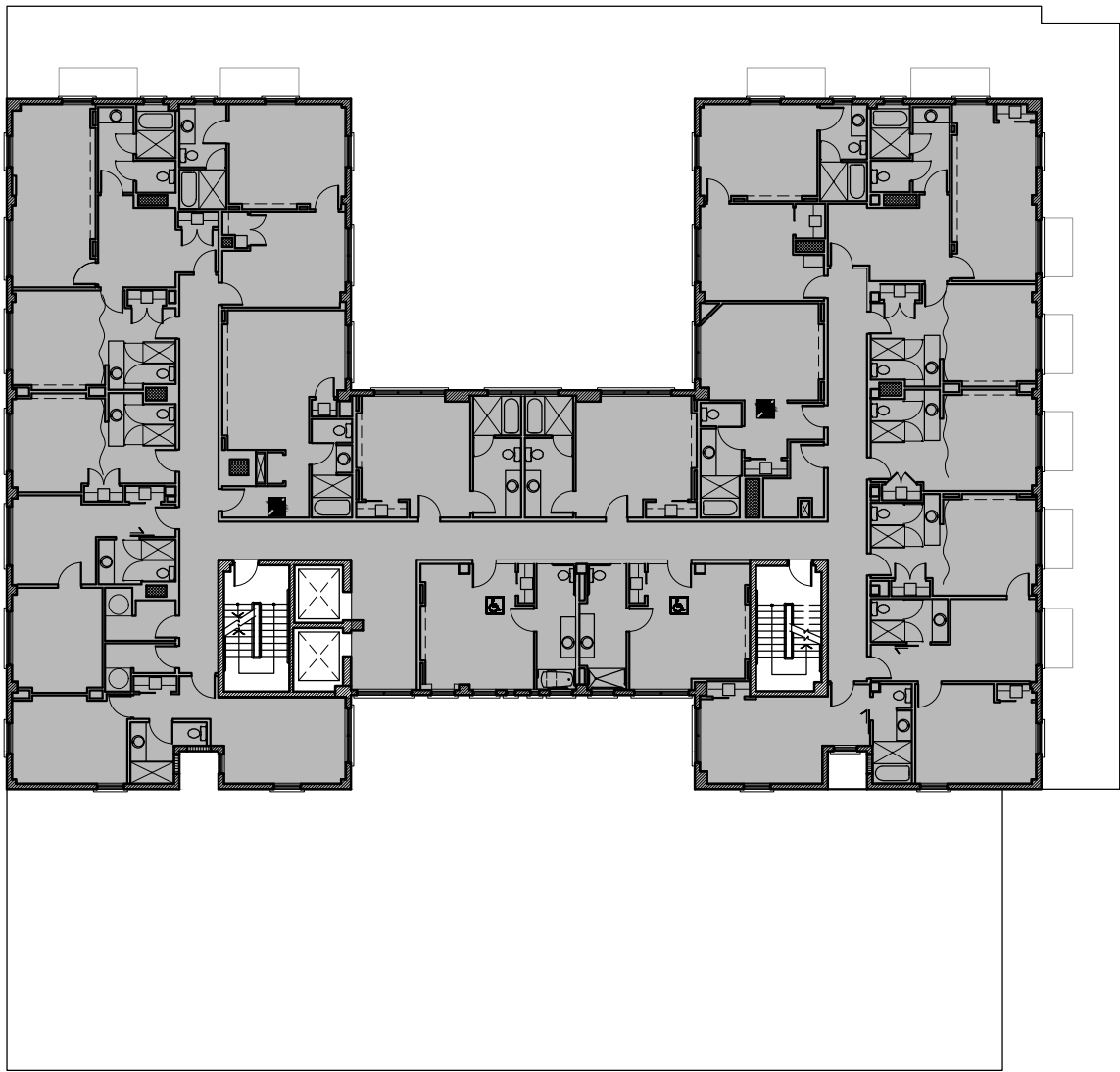
REVISION

CONSULTANT

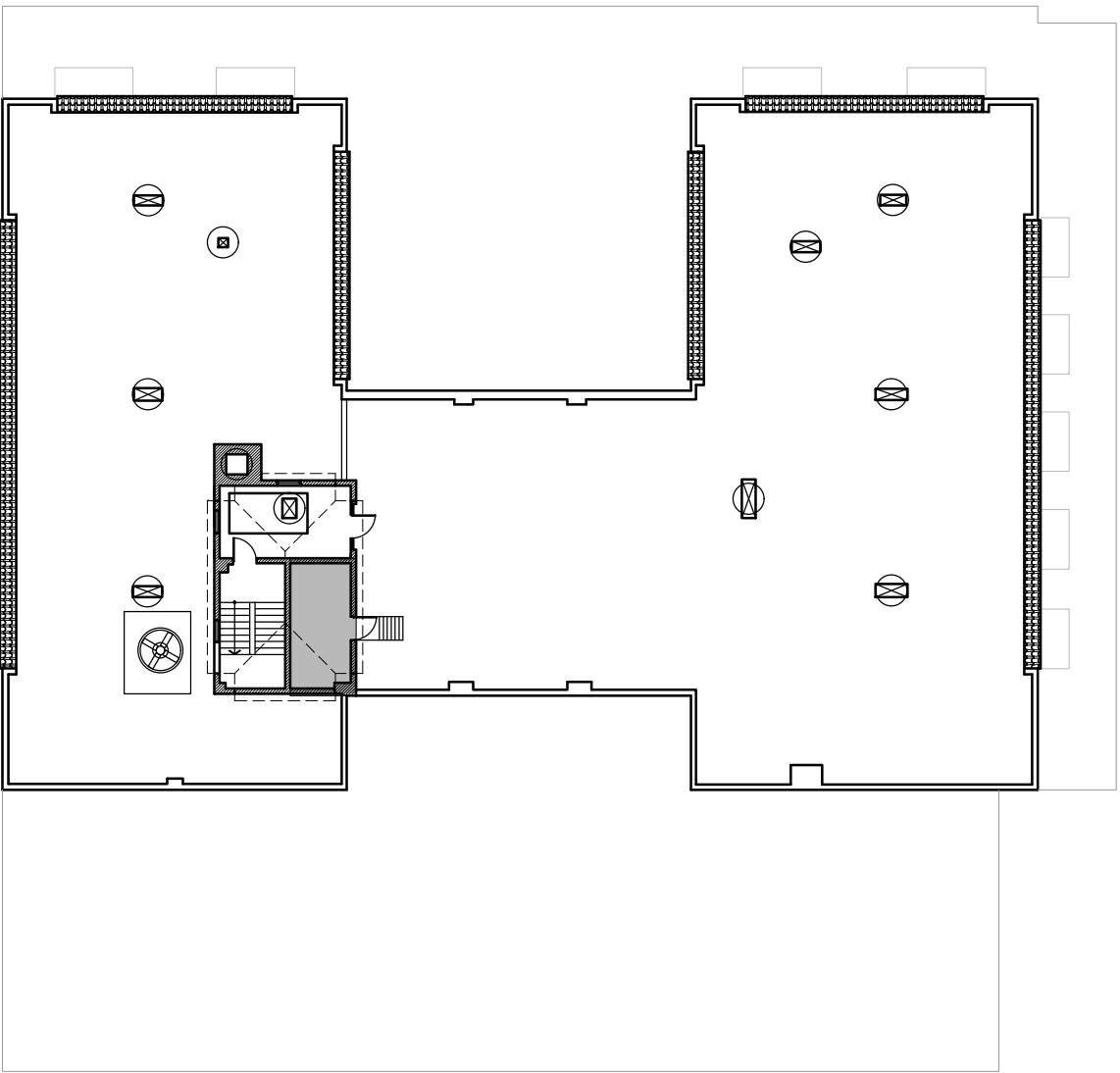
COPYRIGHT 2019 ALL RIGHTS RESERVED. THESE DRAWINGS AND DOCUMENTS ARE INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF BEILINSON GOMEZ ARCHITECTS P.A. WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO BEILINSON GOMEZ ARCHITECTS P.A. REPRODUCTIONS OF DRAWINGS AND SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF BEILINSON GOMEZ ARCHITECTS P.A. IS PROHIBITED. CONTRACTORS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS PRIOR TO PROCEEDING WITH WORK.



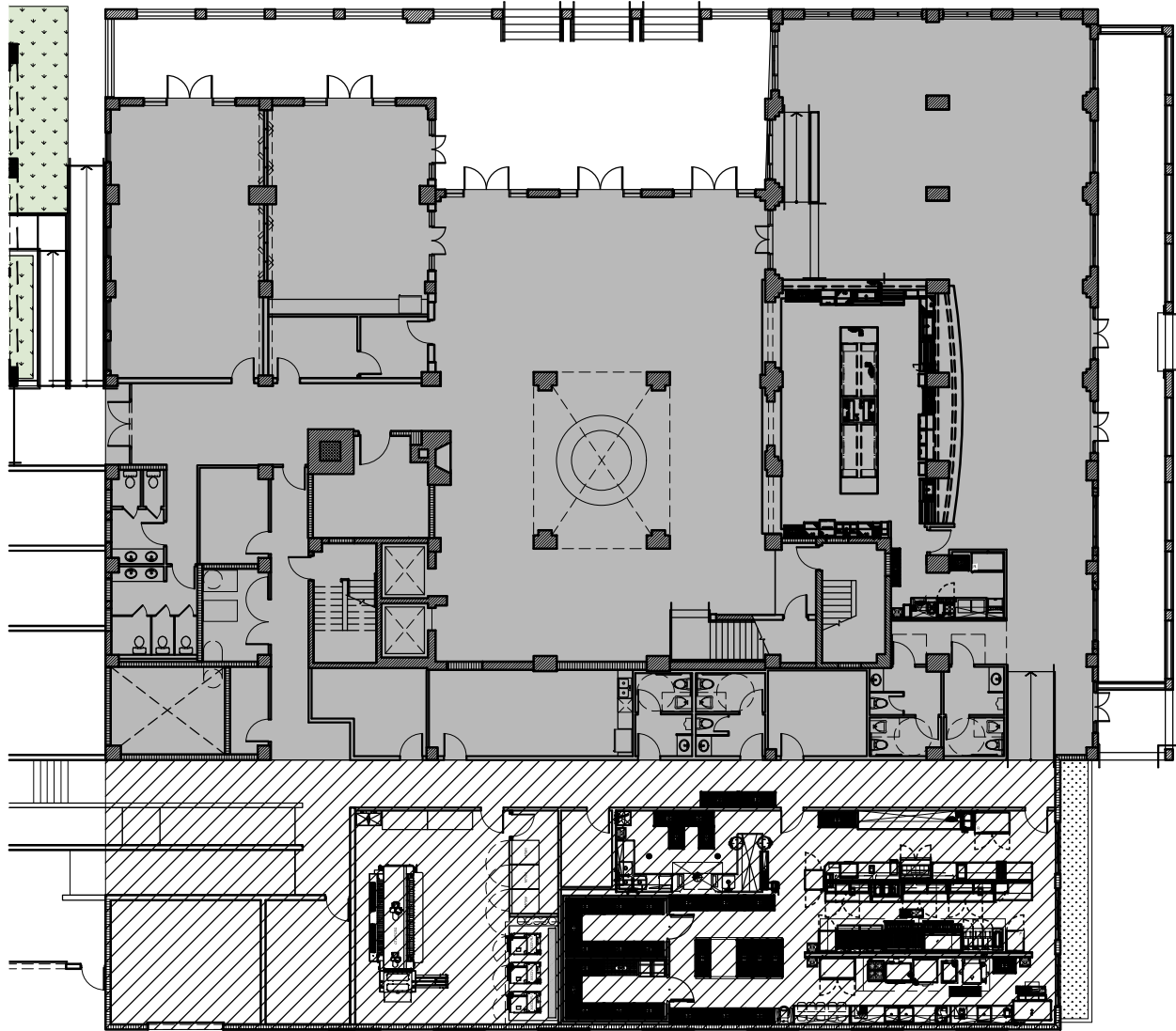
Mezzanine Level



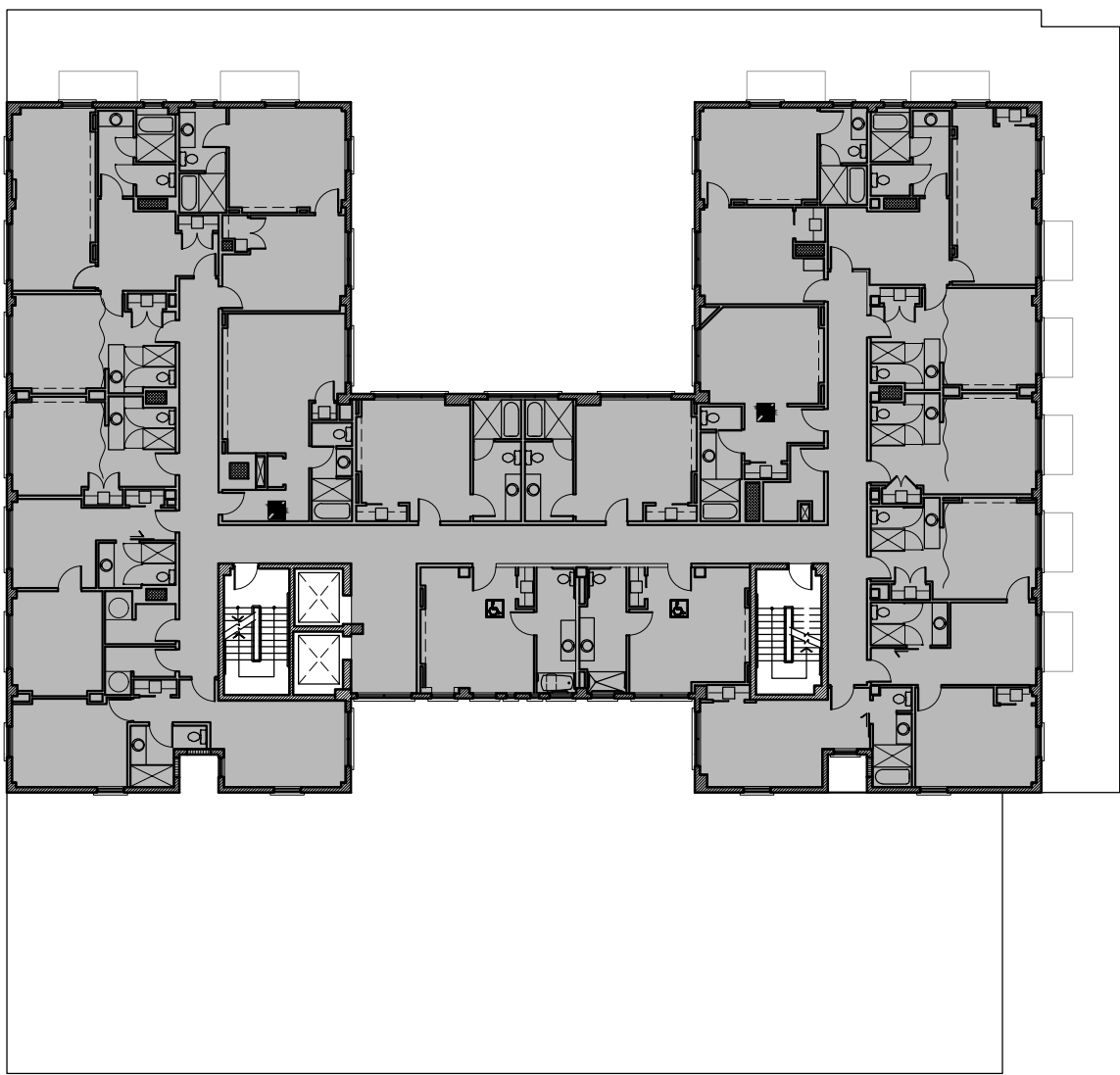
4th Floor Plan



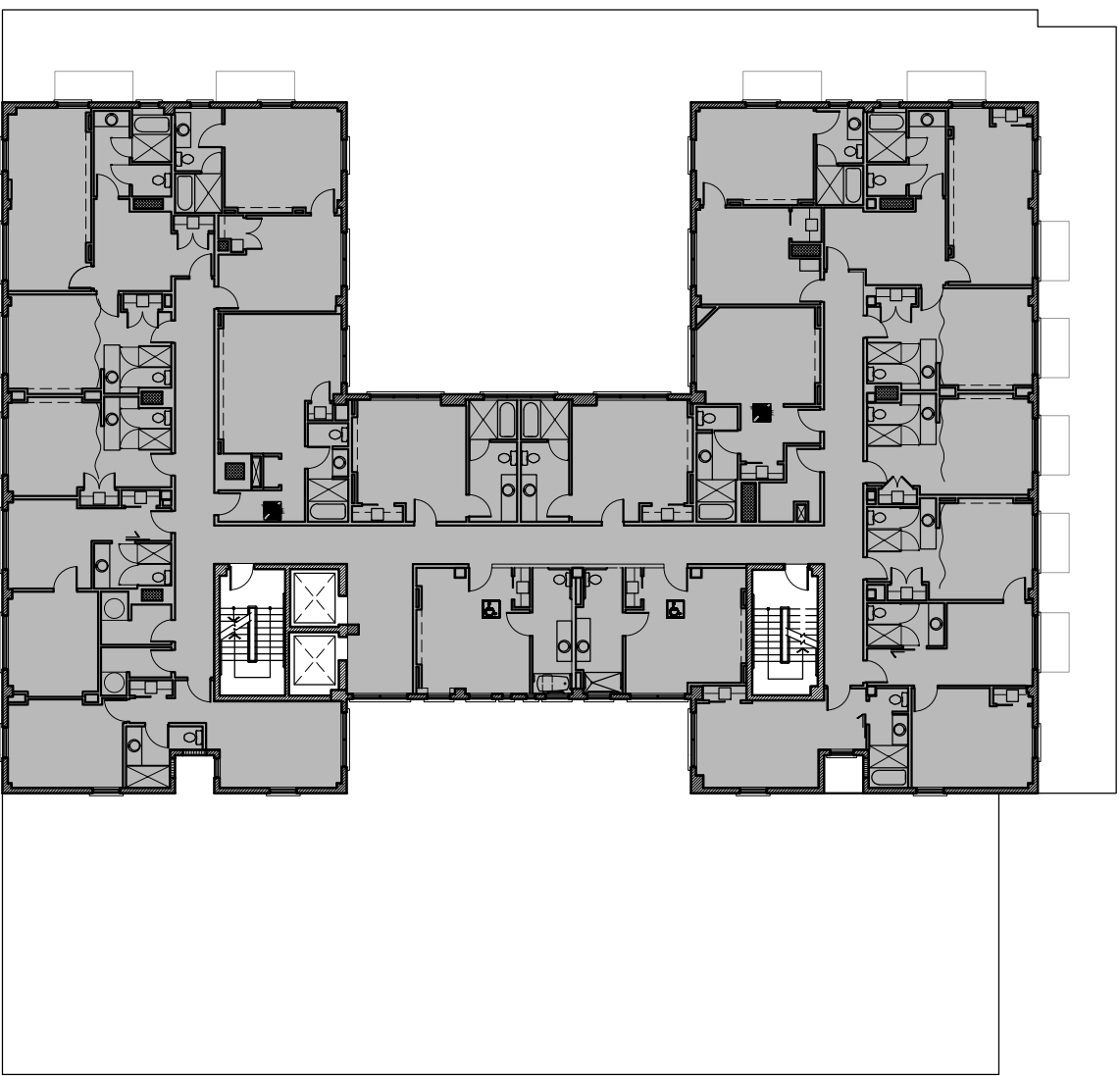
Roof Level



Ground Floor Plan



3rd Floor Plan



6th Floor Plan

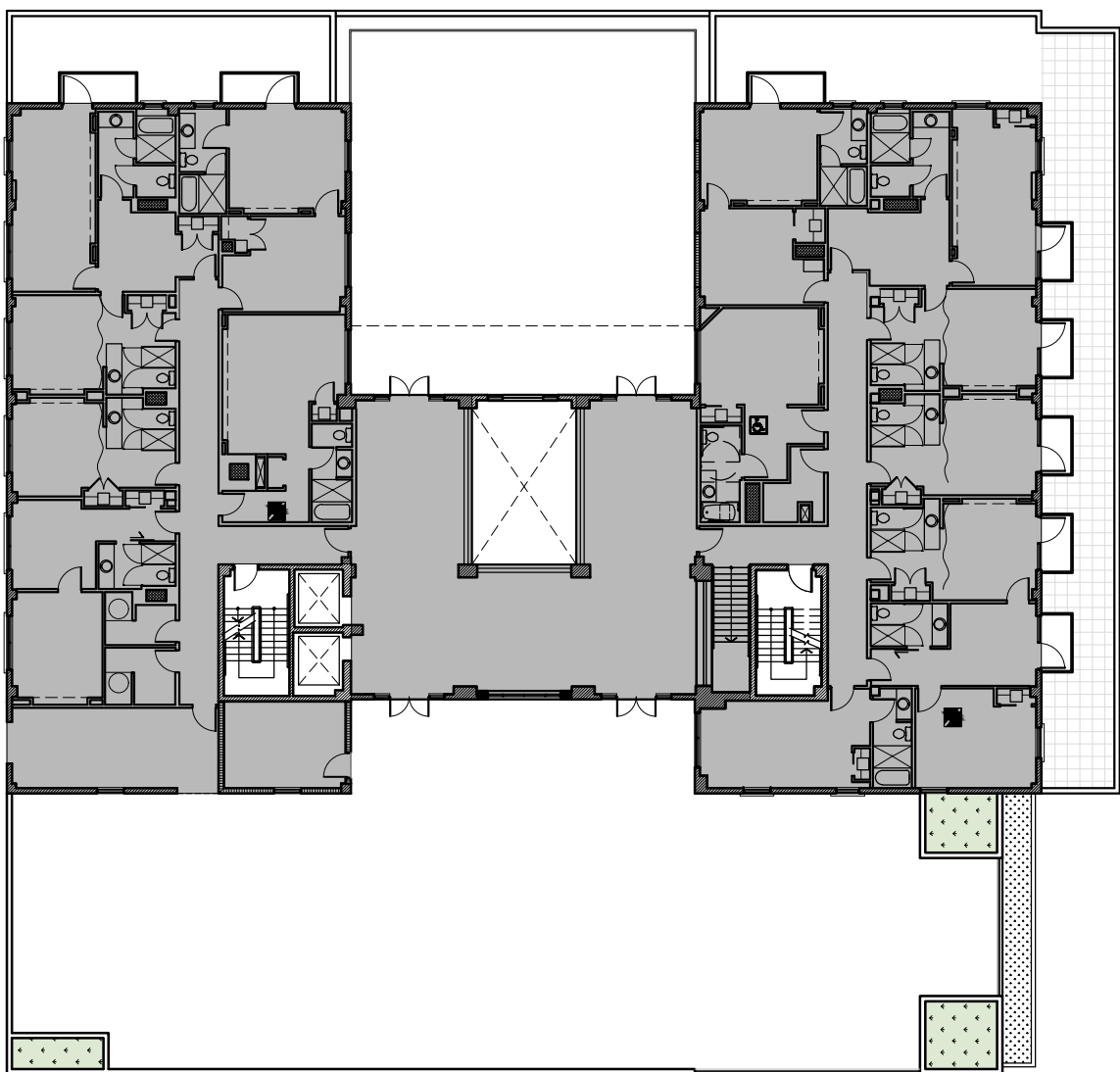
AREA CHART		
FLOOR	EXTING AREAS (S.F.)	PROPOSED AREAS (S.F.)
1st	11,780	16,200
MEZZANINE	2,641	2,921
2nd	8,646	8,646
3rd	8,972	8,972
4th	8,972	8,972
5th	8,972	8,972
6th	8,972	8,972
Roof	145	145
TOTAL	59,100	63,800

EXISTING BUILDING
NEW ADDITION

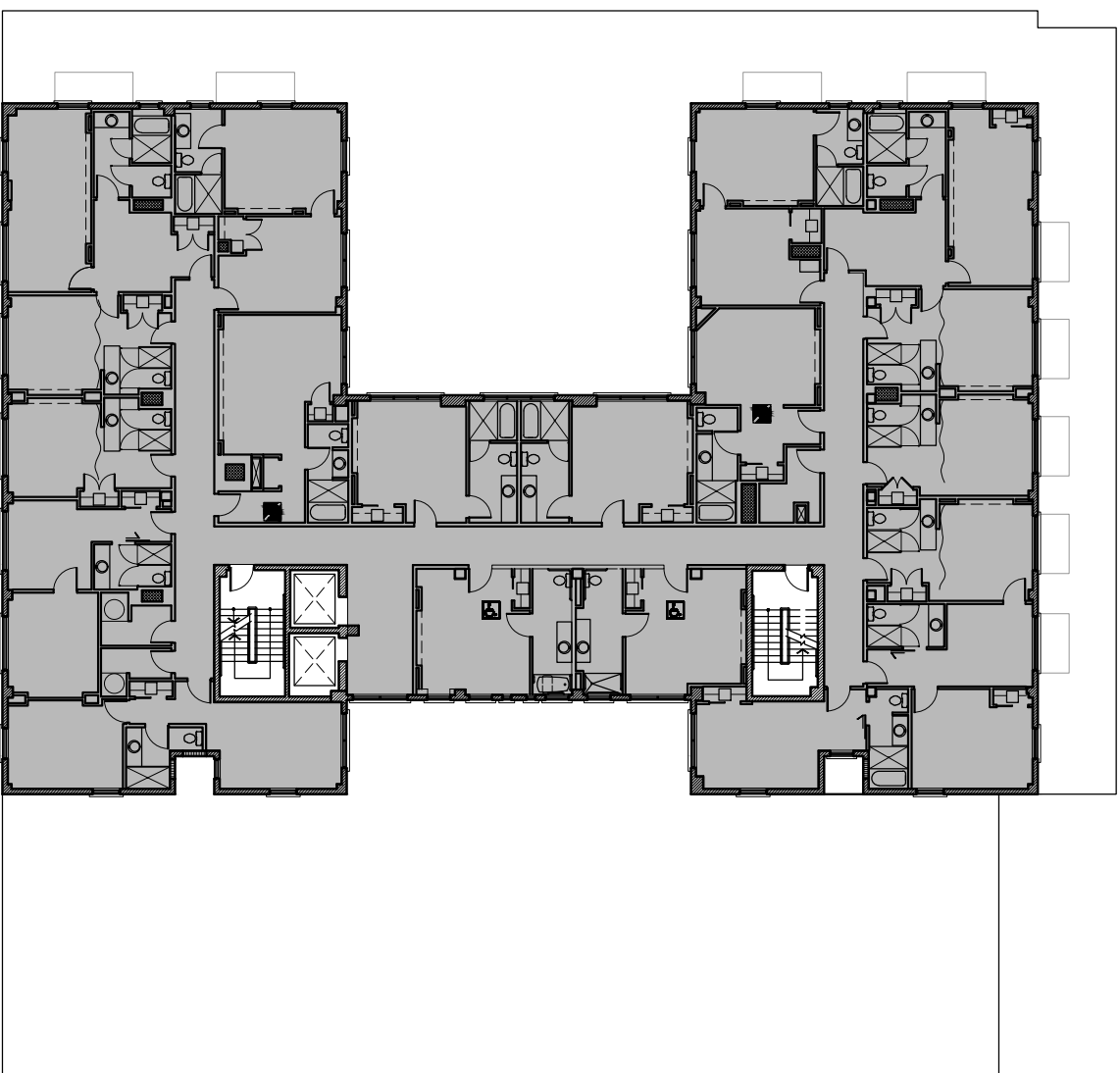
ROOM CHART	
ROOM #	AREA (S.F.)
214, 314, 414, 514, 614,	430
203, 205, 206, 216, 217 AND	
303, 305, 306, 316, 317 AND	260
403, 405, 406, 416, 417 AND	
503, 505, 506, 516, 517 AND	
603, 605, 606, 616, 617	
201, 219, 301, 319, 401, 419 AND	540
501, 519, 601, 619	
202, 218, 302, 318, 402, 418 AND	480
502, 518, 602, 618	
215, 315, 415, 515, 615	430
204, 304, 404, 504, 604	365
207, 307, 407, 507, 607	460
208	320
308, 408, 508, 608	310
310, 312, 410, 412, 510, 512, 610, 612	350
309, 311, 409, 411, 509, 511, 609, 611	350
313, 413, 513, 613	500

TOTAL UNITS PROVIDED: 90 UNITS
KING UNITS: 65
DOUBLE QUEEN UNITS: 25

AVERAGE AREA: 378.16 SF



2nd Floor Plan



5th Floor Plan

GULFSTREAM HOTEL

11 LAKE AVENUE
LAKE WORTH, FL 33460

BEILINSON
GOMEZ

ARCHITECTS
P.A.

8101 BISCAYNE BLVD., S 309, 310
MIAMI, FL 33133, 408, 409
T 305.559.1250 F 305.551.1740

ROSE D. GOMEZ

DWG. TITLE
BUILDING AREAS DIAGRAM

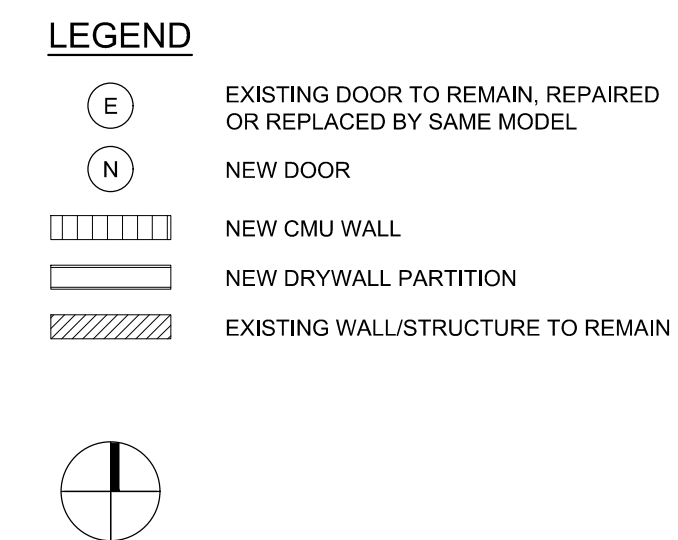
SCALE
N.T.S.

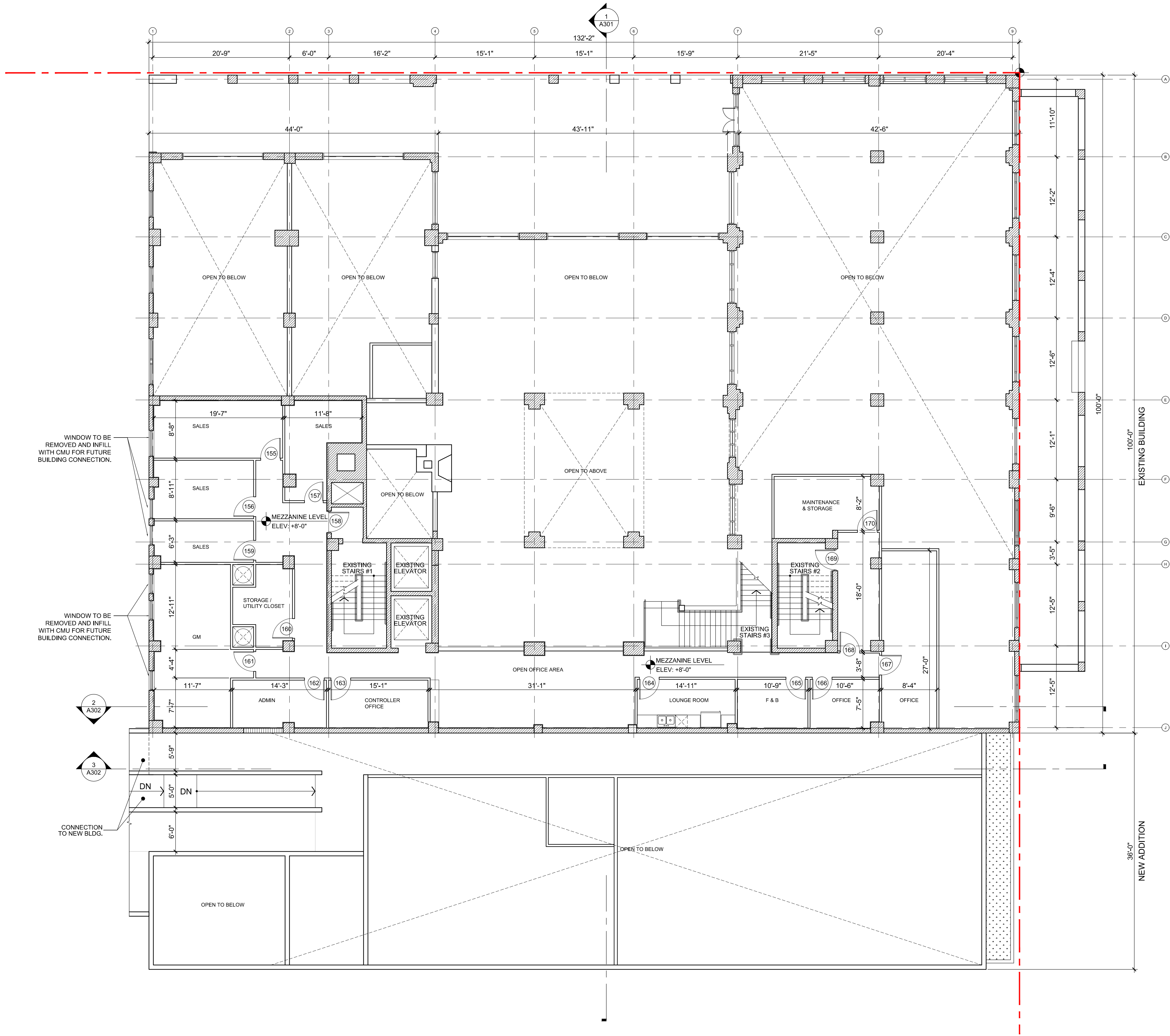
PROJECT NO.
2020-01

DATE
11-12-21

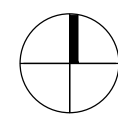
SHEET NUMBER
A003

DATE REVISION





- LEGEND**
- (E) EXISTING DOOR TO REMAIN, REPAIRED OR REPLACED BY SAME MODEL
 - (N) NEW DOOR
 - [Pattern] NEW CMU WALL
 - [Pattern] NEW DRYWALL PARTITION
 - [Pattern] EXISTING WALL/STRUCTURE TO REMAIN



GULFSTREAM HOTEL

11 LAKE AVENUE
LAKE WORTH, FL 33460

BEILINSON
GOMEZ

ARCHITECTS P.A.

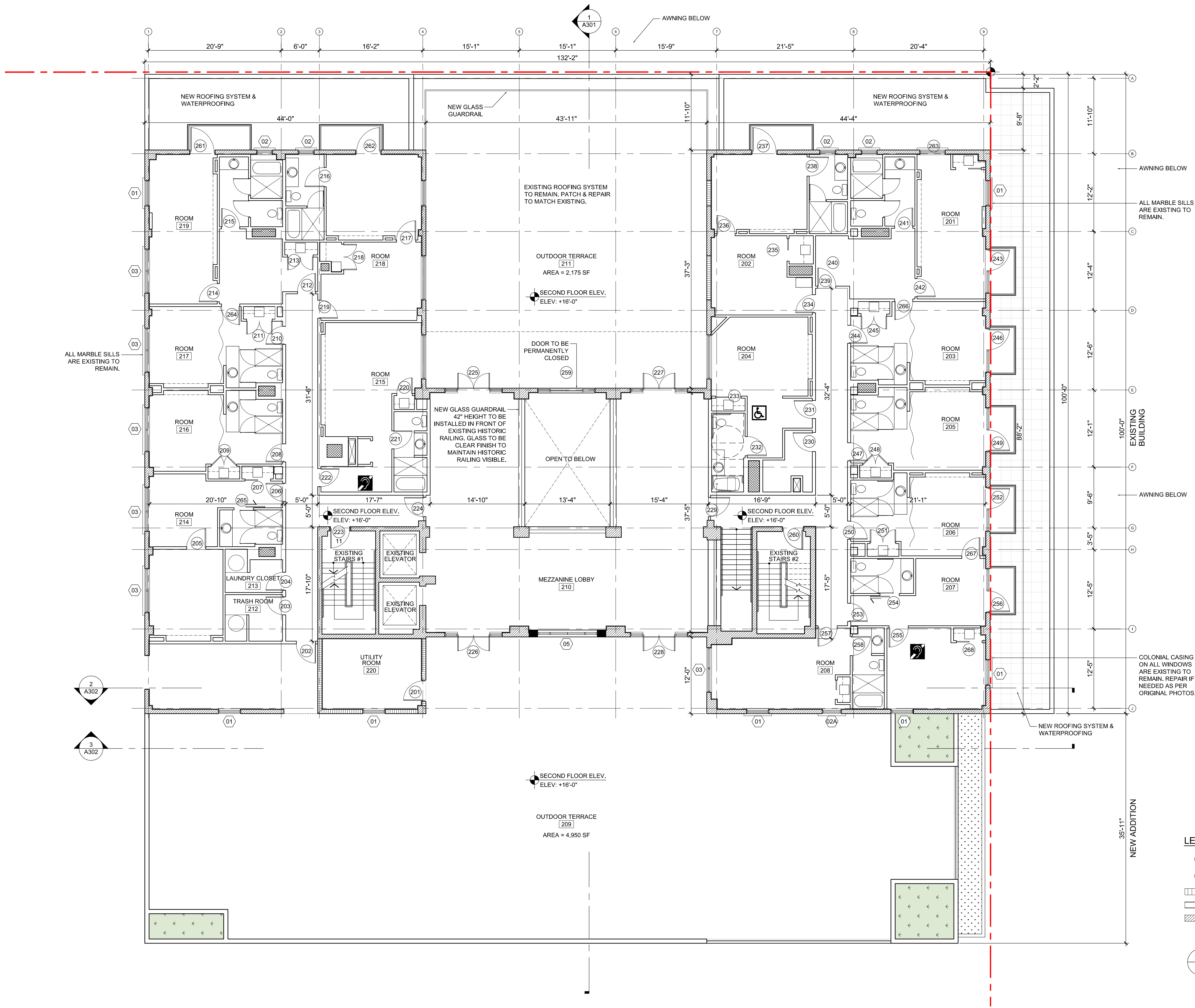
ARCHITECTURE

8101 BISCAYNE BLVD, S 309, 310
MIAMI, FL 33133, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

JOSE L. GOMEZ

DWG. TITLE	PROPOSED MEZZANINE LEVEL
SCALE	1/8" = 1'-0"
PROJECT NO.	2020-01
DATE	11-12-21
SHEET NUMBER	A102

DATE REVISION



GUEST ROOM WITH MOBILITY FEATURES CALCULATION (FBC 2020 ACC.-TABLE 224.2)				
TOTAL # OF ROOMS = 90 UNITS				
F.B.C. CLASSIFICATION	76-100	MINIMUM NUMBER OF REQUIRED ROOMS WITHOUT ROLL-IN SHOWERS	MINIMUM NUMBER OF REQUIRED ROOMS WITH ROLL-IN SHOWERS	TOTAL NUMBER OF REQUIRED ROOMS
F.B.C. REQUIRED		4	1	5
PROVIDED	#204, #309, #311, #411 & #511	#204, #311, #411 & #511	#309	5

GUEST ROOM WITH COMMUNICATION FEATURES (FBC 2020 ACC.-TABLE 224.4)	
TOTAL # OF ROOMS = 20 UNITS	
F.B.C. CLASSIFICATION	76-100
F.B.C. REQUIRED	
PROVIDED	#207, #215, #304, #315, #404, #415, #504, #515, #604

- LEGEND
- (E) EXISTING DOOR TO REMAIN, REPAIRED OR REPLACED BY SAME MODEL
 - (N) NEW DOOR
 - NEW CMU WALL
 - NEW DRYWALL PARTITION
 - EXISTING WALL/STRUCTURE TO REMAIN

GULFSTREAM HOTEL

11 LAKE AVENUE
LAKE WORTH, FL 33460

BEILINSON
GOMEZ

ARCHITECTS
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8101 BISCAYNE BLVD., SUITE 300
MIAMI, FL 33138
TEL: 305.559.1250
FAX: 305.551.1740

JOSE L. GOMEZ

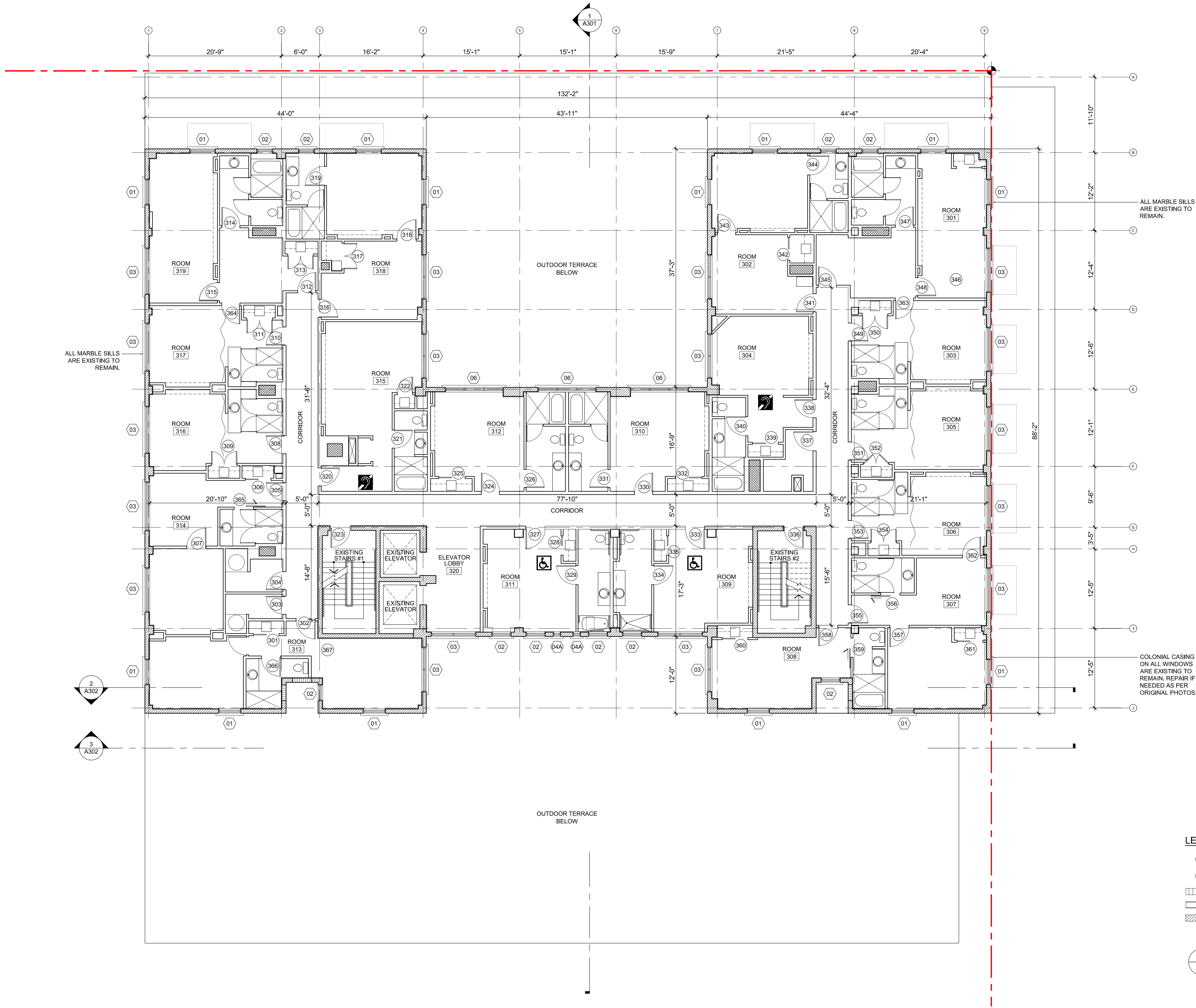
DWG. TITLE
PROPOSED SECOND FLOOR

SCALE
1/8" = 1'-0"

PROJECT NO.
2020-01

DATE
11-12-21

SHEET NUMBER
A103

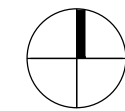


GUEST ROOM WITH MOBILITY FEATURES CALCULATION (FBC 2020 ACC.-TABLE 224.2)				
TOTAL # OF ROOMS = 90 UNITS				
F.B.C. CLASSIFICATION	76-100	MINIMUM NUMBER OF REQUIRED ROOMS WITHOUT ROLL-IN SHOWERS	4	MINIMUM NUMBER OF REQUIRED ROOMS WITH ROLL-IN SHOWERS
F.B.C. REQUIRED				5
PROVIDED	#204, #309, #311, #411 & #511	#204, #311, #411 & #511	#309	5

GUEST ROOM WITH COMMUNICATION FEATURES (FBC 2020 ACC.-TABLE 224.4)	
TOTAL # OF ROOMS = 20 UNITS	
F.B.C. CLASSIFICATION	76-100
F.B.C. REQUIRED	
PROVIDED	#207, #215, #304, #315, #404, #415, #504, #515, #604

LEGEND

- (E) EXISTING DOOR TO REMAIN, REPAIRED OR REPLACED BY SAME MODEL
- (N) NEW DOOR
- NEW CMU WALL
- NEW DRYWALL PARTITION
- EXISTING WALL/STRUCTURE TO REMAIN



GULFSTREAM HOTEL

11 LAKE AVENUE
LAKE WORTH, FL 33460

BEILINSON
GOMEZ

ARCHITECTS P.A.

ARCHITECTURE

ROSE D. GOMEZ

DWG. TITLE
PROPOSED THIRD TO SIXTH
FLOOR PLAN

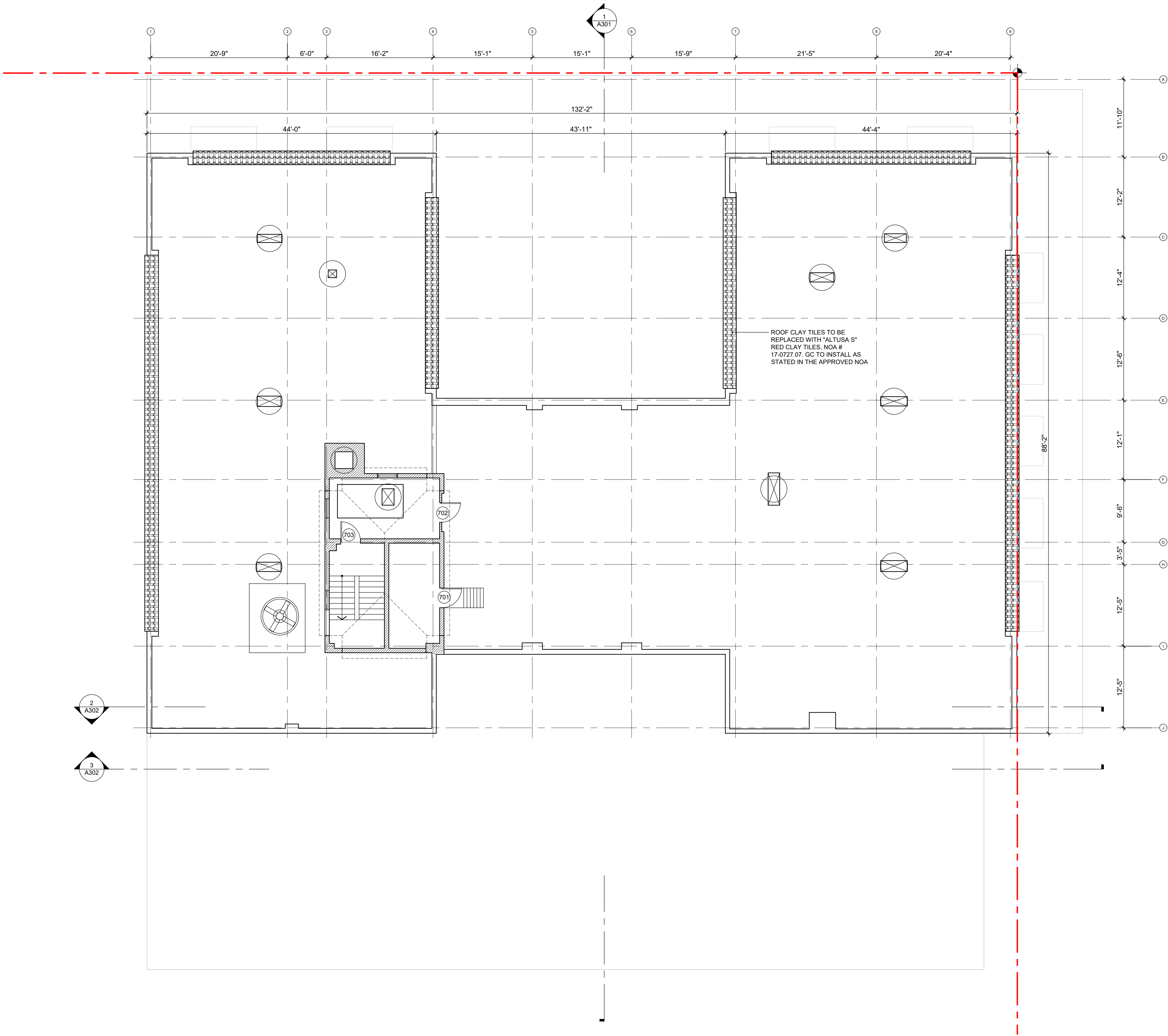
SCALE
1/8" = 1'-0"

PROJECT NO.
2020-01

DATE
11-12-21

SHEET NUMBER
A104

DATE REVISION



GENERAL ROOF NOTES:

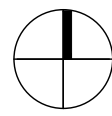
1. ALL MECHANICAL EQUIPMENT TO BE MOUNTED ON ALUMINUM STANDS. MECHANICAL DWGS TO PROVIDE NOA.
2. FUTURE VENT LOCATIONS SHOULD BE VERIFIED WITH WITH MECHANICAL AND PLUMBING DRAWINGS.
3. EXHAUST FANS AND VENTS TO BE LOCATED A MINIMUM OF 10'-0" FROM A.C. INTAKE. VERIFY ALL LOCATIONS WITH MECHANICAL AND PLUMBING DRAWINGS.
4. MECHANICAL SUB-CONTRACTOR TO COORDINATE INSTALLATION AND ACCEPTANCE OF PRE-FABRICATED CURBS AND PENETRATIONS WITH ROOF MEMBRANE SUB-CONTRACTOR. G.C. TO PROVIDE ALL NECESSARY BLOCKING, NAILERS, ETC. AS NECESSARY FOR A WATERTIGHT AND WATERPROOF ROOF.
- IT IS THE GENERAL CONTRACTORS RESPONSABILITY TO VERIFY, COORDINATE AND/ OR INSTALL ALL ADJACENT AND/ OR RELATED FLASHINGS, BLOCKINGS, NAILERS, INSULATION STOPS, CRICKETS, ETC, NECESSARY FOR THE COMPLETE INSTALLATION OF THE ROOF MEMBRANE WHICH ARE REQUIRED FOR A COMPLETE WARRANTED, WATERTIGHT, WATERPROOF INSTALLATION.
5. ALL ROOF SLOPES ARE TO HAVE A MINIMUM OF 1/2" PER FT. FALL WHERE CRICKET VALLEYS OCCUR. CRICKETS ARE TO BE PROVIDED WITH SUFFICIENT DEPTH AND SLOPE TO ACCOMMODATE A MINIMUM 1/2" PER FOOT FALL AT THE VALLEY.
6. ALL ROOF SLOPES HAVE A 1/2" PER FOOT FALL, UNLESS NOTED OTHERWISE.
7. CIVIL ENGINEER TO COORDINATE STORM SEWER CONNECTION WITH SITE PLANS.
8. ANY MECHANICAL EQUIPMENT LESS THAN 10' FROM ROOF EDGE NEED TO BE PROTECTED WITH A GUARDRAIL.
9. OVERFLOW SCUPPERS SHALL BE INSTALLED WITH THE INLET FLOW LINE LOCATED NOT LESS THAN 2" OR MORE THAN 4" ABOVE THE LOW POINT OF THE FINISHED ROOFING SURFACE, EXCLUDING SUMPS. OVERFLOW SCUPPERS SHALL BE A MINIMUM OF 4" IN ANY DIMENSION AND SHALL BE LOCATED AS CLOSE AS PRACTICAL TO REQUIRED VERTICAL LEADERS, CONDUCTORS OR DOWNSPOUTS. AS PER FBC 1514.4.2 & 1414.4.3 & PER SECTION 1617.3 AGGREGATE AREA OF F.B.C.
10. OVERFLOW SCUPPERS SHALL HAVE AN AGGREGATE AREA OF NO LESS THAN THE AREA OF DRAINAGE PROVIDED. SEE PLUMBING PLANS FOR ROOF DRAINAGE CALCULATIONS.
11. RAIN WATER CALCULATIONS BASED ON 5"PER HOUR RATE OF RAINFALL AS PER FIGURE 1106.1, FBC 2020.
12. LOW-SLOPED ROOFS CONSTRUCTED AS PART OF A NEW BUILDING SHALL UTILIZE ROOFING PRODUCTS THAT MEET OR EXCEED AN INITIAL REFLECTANCE VALUE OF 0.72 OR A THREE-YEAR INSTALLED REFLECTANCE VALUE OF 0.5 AS DETERMINED BY THE COOL ROOF RATING COUNCIL OR BY ENERGY STAR.

ROOFING SYSTEM

1. ROOFING SYSTEM IS EXISTING TO REMAIN. PATCH & REPAIR @ NEW EQUIPMENT PLACEMENT.
2. PROVIDE HYDROSTOP PREMIUM COAT SYSTEM WATERPROOFING (NOA 20-0304.01.) OR EQUAL.
3. PROVIDE 20 YEARS ROOFING WARRANTY AND 25 YEARS INSTALLATION WARRANTY.
4. WATERPROOFING SYSTEM TO BE SUBMITTED AS A SEPARATE PERMIT AS PER FBC 2020 1512.3.1
5. CARIBBEAN "S" CLAY ROOF TILE, ONE PIECE ROOFING TILE AND ITS COMPONENTS SHALL BE INSTALLED IN STRICT COMPLIANCE WITH ROOFING APPLICATION STANDARD RAS 120.

LEGEND

- (E) EXISTING DOOR TO REMAIN, REPAIRED OR REPLACED BY SAME MODEL
- (N) NEW DOOR
- [Pattern] NEW CMU WALL
- [Pattern] NEW DRYWALL PARTITION
- [Pattern] EXISTING WALL/STRUCTURE TO REMAIN



GULFSTREAM HOTEL

11 LAKE AVENUE
LAKE WORTH, FL 33460

BEILINSON
GOMEZ

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P.A.

8101 BISCAYNE BLVD. S. 309.310

M I A M I F L 33136-4666

T 305.559.1250 F 305.551.1740

JOSE L. GOMEZ

DWG. TITLE
PROPOSED ROOF
PLAN

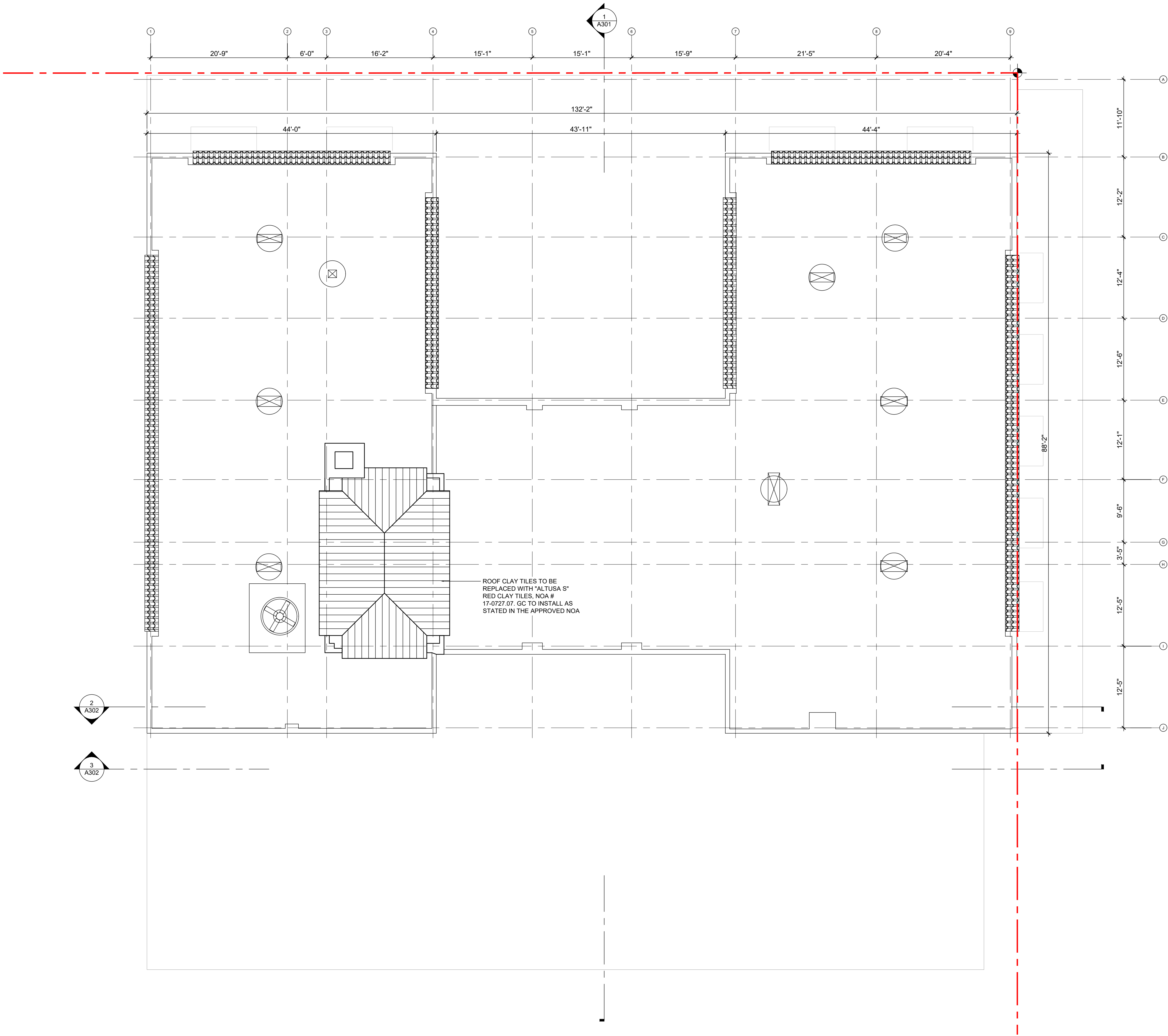
SCALE
1/8" = 1'-0"

PROJECT NO.
2020-01

DATE
11-12-21

SHEET NUMBER
A105

DATE REVISION



GENERAL ROOF NOTES:

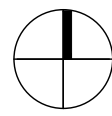
1. ALL MECHANICAL EQUIPMENT TO BE MOUNTED ON ALUMINUM STANDS. MECHANICAL DWGS TO PROVIDE NOA.
2. FUTURE VENT LOCATIONS SHOULD BE VERIFIED WITH WITH MECHANICAL AND PLUMBING DRAWINGS.
3. EXHAUST FANS AND VENTS TO BE LOCATED A MINIMUM OF 10'-0" FROM A.C. INTAKE. VERIFY ALL LOCATIONS WITH MECHANICAL AND PLUMBING DRAWINGS.
4. MECHANICAL SUB-CONTRACTOR TO COORDINATE INSTALLATION AND ACCEPTANCE OF PRE-FABRICATED CURBS AND PENETRATIONS WITH ROOF MEMBRANE. SUB-CONTRACTOR G.C. TO PROVIDE ALL NECESSARY BLOCKING, NAILERS, ETC. AS NECESSARY FOR A WATERTIGHT AND WATERPROOF ROOF.
5. ALL ROOF SLOPES ARE TO HAVE A MINIMUM OF 1/2" PER FT. FALL WHERE CRICKET VALLEYS OCCUR. CRICKETS ARE TO BE PROVIDED WITH SUFFICIENT DEPTH AND SLOPE TO ACCOMMODATE A MINIMUM 1/2" PER FOOT FALL AT THE VALLEY.
6. ALL ROOF SLOPES HAVE A 1/2" PER FOOT FALL, UNLESS NOTED OTHERWISE.
7. CIVIL ENGINEER TO COORDINATE STORM SEWER CONNECTION WITH SITE PLANS.
8. ANY MECHANICAL EQUIPMENT LESS THAN 10' FROM ROOF EDGE NEED TO BE PROTECTED WITH A GUARDRAIL.
9. OVERFLOW SCUPPERS SHALL BE INSTALLED WITH THE INLET FLOW LINE LOCATED NOT LESS THAN 2" OR MORE THAN 4" ABOVE THE LOW POINT OF THE FINISHED ROOFING SURFACE, EXCLUDING SUMPS. OVERFLOW SCUPPERS SHALL BE A MINIMUM OF 4" IN ANY DIMENSION AND SHALL BE LOCATED AS CLOSE AS PRACTICAL TO REQUIRED VERTICAL LEADERS, CONDUCTORS OR DOWNSPOUTS. AS PER FBC 1514.4.2 & 1414.4.3 & PER SECTION 1617.3 AGGREGATE AREA OF F.B.C.
10. OVERFLOW SCUPPERS SHALL HAVE AN AGGREGATE AREA OF NO LESS THAN THE AREA OF DRAINAGE PROVIDED. SEE PLUMBING PLANS FOR ROOF DRAINAGE CALCULATIONS.
11. RAIN WATER CALCULATIONS BASED ON 5" PER HOUR RATE OF RAINFALL AS PER FIGURE 1106.1, FBC 2020.
12. LOW-SLOPED ROOFS CONSTRUCTED AS PART OF A NEW BUILDING SHALL UTILIZE ROOFING PRODUCTS THAT MEET OR EXCEED AN INITIAL REFLECTANCE VALUE OF 0.72 OR A THREE-YEAR INSTALLED REFLECTANCE VALUE OF 0.5 AS DETERMINED BY THE COOL ROOF RATING COUNCIL OR BY ENERGY STAR.

ROOFING SYSTEM

1. ROOFING SYSTEM IS EXISTING TO REMAIN. PATCH & REPAIR @ NEW EQUIPMENT PLACEMENT.
2. PROVIDE HYDROSTOP PREMIUM COAT SYSTEM WATERPROOFING (NOA 20-0304.01.) OR EQUAL.
3. PROVIDE 20 YEARS ROOFING WARRANTY AND 25 YEARS INSTALLATION WARRANTY.
4. WATERPROOFING SYSTEM TO BE SUBMITTED AS A SEPARATE PERMIT AS PER FBC 2020 1512.3.1
5. CARIBBEAN "S" CLAY ROOF TILE, ONE PIECE ROOFING TILE AND ITS COMPONENTS SHALL BE INSTALLED IN STRICT COMPLIANCE WITH ROOFING APPLICATION STANDARD RAS 120.

LEGEND

- (E) EXISTING DOOR TO REMAIN, REPAIRED OR REPLACED BY SAME MODEL
- (N) NEW DOOR
- [Hatched Box] NEW CMU WALL
- [Solid Box] NEW DRYWALL PARTITION
- [Diagonal Lines] EXISTING WALL/STRUCTURE TO REMAIN



GULFSTREAM HOTEL

11 LAKE AVENUE
LAKE WORTH, FL 33460

BEILINSON
GOMEZ

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MIA MIAMI 305-559-1250

F 305-551-1740

JOSE L. GOMEZ

DWG. TITLE
PROPOSED UPPER
ROOF PLAN

SCALE
1/8" = 1'-0"

PROJECT NO.
2020-01

DATE
11-12-21

SHEET NUMBER
A106

DATE REVISION



NORTH ELEVATION

ELEVATION KEY NOTES

- POSTLESS GLASS RAILING
 - SINGLE HUNG WINDOWS BY QUAKER HISTORICAL SERIES H300 COLOR BALLET WHITE
 - ELASTOMERIC WALL PAINT
SUNTAN YELLOW 2155-50 BY BENJAMIN MOORE CLASSIC COLORS
 - NOT USED.
 - NEW ALUMINUM CHANNEL LETTER SIGN BACKLIT WITH LED TO MIMIC EXISTING HISTORIC SIGN AS CLOSE AS POSSIBLE WITH NEW MATERIAL.
 - EXISTING METAL RAILING TO BE PAINTED WITH ELECTROSTATIC PAINT SEMI-GLOSS BLACK
 - ELASTOMERIC WALL PAINT
PUTNAM IVORY HC-39 BY BENJAMIN MOORE CLASSIC COLORS
 - EXISTING PRECAST DECORATIVE CONCRETE RAILINGS ON FRONT LOGGIA TO REMAIN. (10 BALUSTERS, UNLESS OTHERWISE NOTED).
 - CLAY BARREL TO BE REPLACED WITH "ALTUSA S" RED CLAY TILES, NOA # 17-0727.07 OR EQUAL. GC TO INSTALL AS STATED IN THE APPROVED NOA
 - FRENCH DOORS BY QUAKER TO BE REPLACED TO MATCH EXISTING
 - FIXED GLASS WINDOWS BY QUAKER HISTORICAL SERIES TO MATCH EXISTING
 - NEW FIXED GLASS WINDOWS BY QUAKER HISTORICAL SERIES TO MATCH EXISTING FRENCH WINDOWS
 - ③-⑥ DENOTES A WINDOW TAG. REFER TO WINDOW SCHEDULE ON SHEET A605
- FOR MORE DETAILS
NOTE: ALL DIMENSIONS AND CONDITIONS ARE TO BE VERIFIED IN FIELD PRIOR ANY CONSTRUCTION, FABRICATION AND/OR INSTALLATION. CONTRACTOR SHALL NOTIFY ARCHITECT ANY DISCREPANCY.



1 POSTLESS GLASS RAILING



2 SINGLE HUNG WINDOW
STANDARD GRID TOP
ONLY BY QUAKER
WINDOWS AND DOORS
HISTORICAL H300 SERIES
COLOR BALLET WHITE



3 ELASTOMERIC WALL PAINT
SUNTAN YELLOW 2155-50 BY
BENJAMIN MOORE CLASSIC
COLORS



7 ELASTOMERIC WALL
PAINT
PUTNAM IVORY HC-39
BY BENJAMIN MOORE
CLASSIC COLORS



9 CLAY ROOF TILES

NOTE ON EXISTING WINDOWS AND DOORS:
THE EXISTING WINDOWS AND DOORS ARE NON-HISTORIC / NON-IMPACT WINDOWS/DOORS. THEY WILL ALL BE COMPLETELY REPLACED WITH NEW WINDOWS AND DOORS SYMPATHETIC TO THE ORIGINAL WINDOW/ DOOR CONFIGURATIONS BASED ON ORIGINAL PHOTOGRAPHS FROM THE OPENING OF THE HOTEL AND THEY SHALL MEET ALL APPLICABLE SECTIONS OF FBC 2020 7TH EDITION, CHAPTER 2411. WINDOWS AND DOORS WILL BE COMPOSED OF ALUMINUM TO WITHSTAND THE WEATHER TYPICAL OF THE REGION PER CODE REGULATIONS

GULFSTREAM HOTEL

11 LAKE AVENUE
LAKE WORTH, FL 33460

BEILINSON
GOMEZ

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JOSE L. GOMEZ

DWG. TITLE
NORTH ELEVATION

SCALE
1/8" = 1'-0"

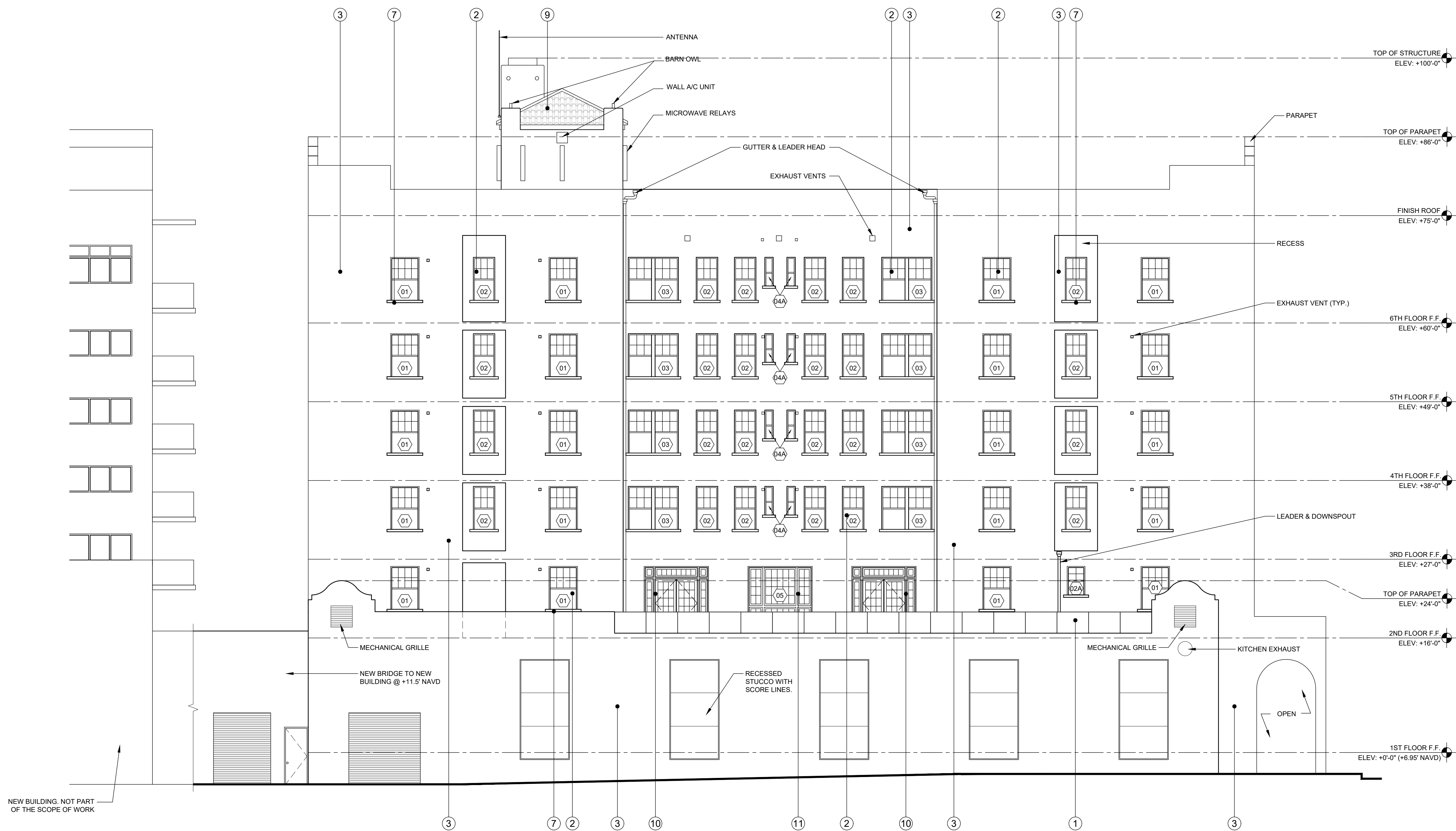
PROJECT NO.
2020-01

DATE
11-12-21

SHEET NUMBER
A201

DATE

REVISION



SOUTH ELEVATION

ELEVATION KEY NOTES

- 1- POSTLESS GLASS RAILING
 - 2- SINGLE HUNG WINDOWS BY QUAKER HISTORICAL SERIES H300 COLOR BALLET WHITE
 - 3- ELASTOMERIC WALL PAINT SUNTAN YELLOW 2155-50 BY BENJAMIN MOORE CLASSIC COLORS
 - 4- NOT USED.
 - 5- NEW ALUMINUM CHANNEL LETTER SIGN BACKLIT WITH LED TO MIMIC EXISTING HISTORIC SIGN AS CLOSE AS POSSIBLE WITH NEW MATERIAL.
 - 6- EXISTING METAL RAILING TO BE PAINTED WITH ELECTROSTATIC PAINT SEMI-GLOSS BLACK
 - 7- ELASTOMERIC WALL PAINT PUTNAM IVORY HC-39 BY BENJAMIN MOORE CLASSIC COLORS
 - 8- EXISTING PRECAST DECORATIVE CONCRETE RAILINGS ON FRONT LOGGIA TO REMAIN (10 BALUSTERS, UNLESS OTHERWISE NOTED).
 - 9- CLAY BARREL TO BE REPLACED WITH "ALTUSA S" RED CLAY TILES, NOA # 17-0727.07 OR EQUAL GC TO INSTALL AS STATED IN THE APPROVED NOA
 - 10- FRENCH DOORS BY QUAKER TO BE REPLACED TO MATCH EXISTING
 - 11- FIXED GLASS WINDOWS BY QUAKER HISTORICAL SERIES TO MATCH EXISTING
 - 12- NEW FIXED GLASS WINDOWS BY QUAKER HISTORICAL SERIES TO MATCH EXISTING FRENCH WINDOWS
 - 13- ④ DENOTES A WINDOW TAG. REFER TO WINDOW SCHEDULE ON SHEET A605
- FOR MORE DETAILS
NOTE: ALL DIMENSIONS AND CONDITIONS ARE TO BE VERIFIED IN FIELD PRIOR ANY CONSTRUCTION, FABRICATION AND/OR INSTALLATION. CONTRACTOR SHALL NOTIFY ARCHITECT ANY DISCREPANCY.



1 POSTLESS GLASS RAILING



2 SINGLE HUNG WINDOW STANDARD GRID TOP ONLY BY QUAKER WINDOWS AND DOORS HISTORICAL H300 SERIES COLOR BALLET WHITE



3 ELASTOMERIC WALL PAINT SUNTAN YELLOW 2155-50 BY BENJAMIN MOORE CLASSIC COLORS



7 ELASTOMERIC WALL PAINT PUTNAM IVORY HC-39 BY BENJAMIN MOORE CLASSIC COLORS



9 CLAY ROOF TILES

NOTE ON EXISTING WINDOWS AND DOORS:
THE EXISTING WINDOWS AND DOORS ARE NON-HISTORIC / NON-IMPACT WINDOWS/DOORS. THEY WILL ALL BE COMPLETELY REPLACED WITH NEW WINDOWS AND DOORS SYMPATHETIC TO THE ORIGINAL WINDOW/ DOOR CONFIGURATIONS BASED ON ORIGINAL PHOTOGRAPHS FROM THE OPENING OF THE HOTEL AND THEY SHALL MEET ALL APPLICABLE SECTIONS OF FBC 2020 7TH EDITION, CHAPTER 2411. WINDOWS AND DOORS WILL BE COMPOSED OF ALUMINUM TO WITHSTAND THE WEATHER TYPICAL OF THE REGION PER CODE REGULATIONS"

GULFSTREAM HOTEL

11 LAKE AVENUE
LAKE WORTH, FL 33460

BEILINSON
GOMEZ

ARCHITECTS

ARCHITECTURE

11-12-21

DWG. TITLE
SOUTH ELEVATION

SCALE
1/8" = 1'-0"

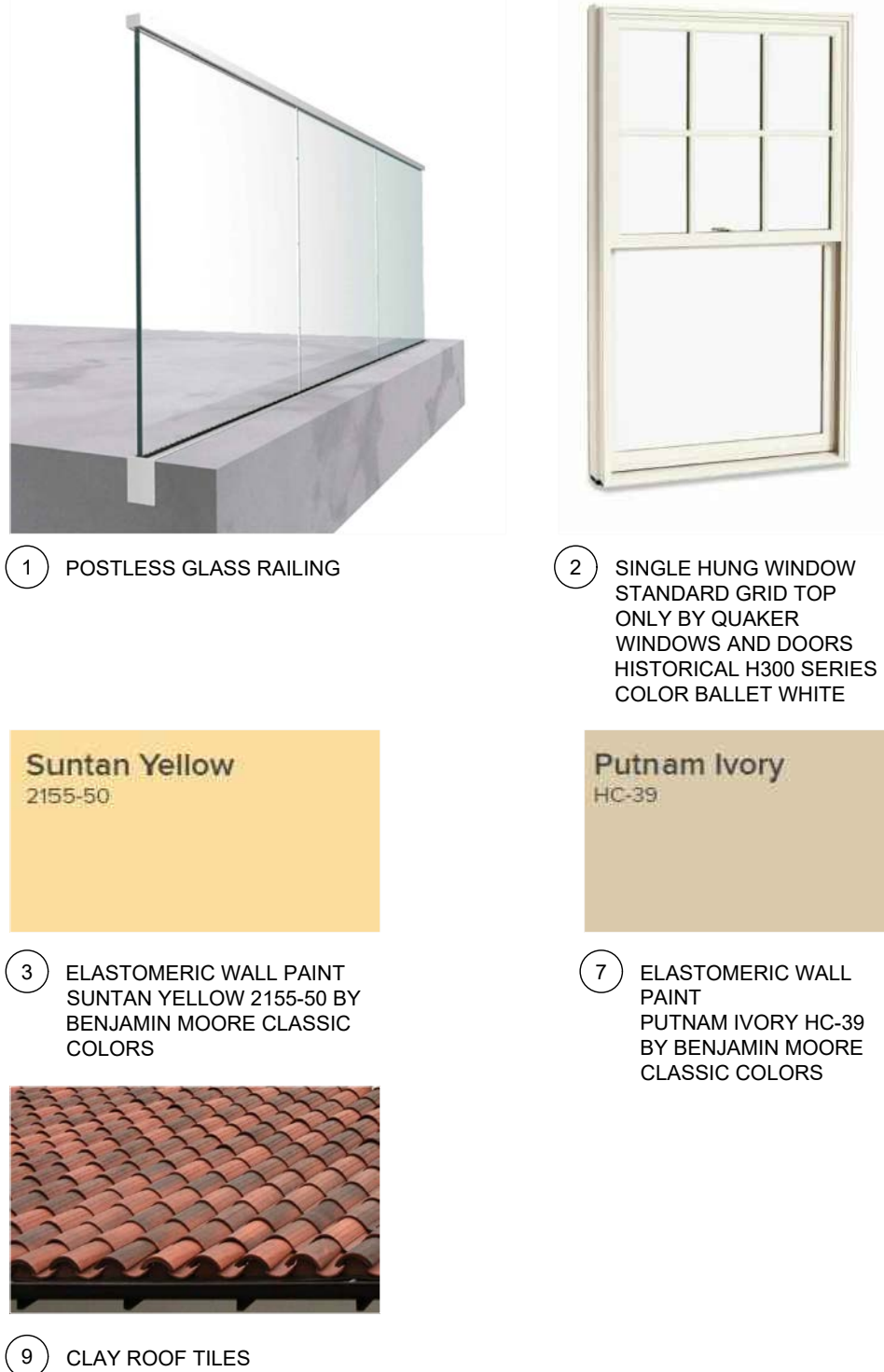
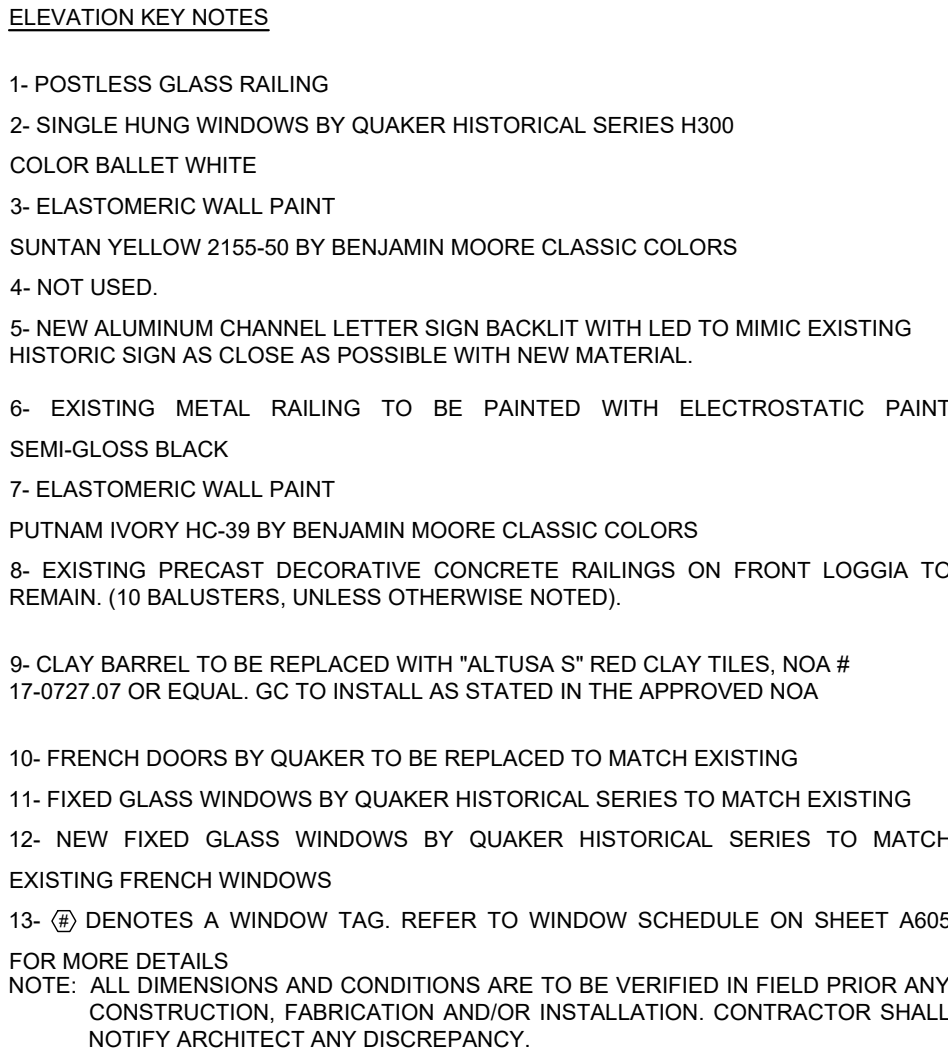
PROJECT NO.
2020-01

DATE
11-12-21

SHEET NUMBER
A203

DATE

REVISION



NOTE ON EXISTING WINDOWS AND DOORS:
THE EXISTING WINDOWS AND DOORS ARE NON-HISTORIC / NON-IMPACT
WINDOWS/DOORS. THEY WILL ALL BE COMPLETELY REPLACED WITH NEW WINDOWS
AND DOORS SYMPATHETIC TO THE ORIGINAL WINDOW/ DOOR CONFIGURATIONS
BASED ON ORIGINAL PHOTOGRAPHS FROM THE OPENING OF THE HOTEL AND THEY
SHALL MEET ALL APPLICABLE SECTIONS OF FBC 2020 7TH EDITION, CHAPTER 2411
WINDOWS AND DOORS WILL BE COMPOSED OF ALUMINUM TO WITHSTAND THE
WEATHER TYPICAL OF THE REGION PER CODE REGULATIONS"

BEILINSON
GOMEZ

11 LAKE AVENUE
LAKE WORTH, FL 33460

ARCHITECTS *pa*

ARCHITECTURE
AA C 001 062

ARCHITECTURE 8101 BISCAYNE BLVD. S 309_310
A A C 0 0 1 0 6 2 M I A M I F L 3 1 3 8 - 4 6 6 4
T 305 552 1250 F 305 554 1740

ARCHITECTURE 8101 BISCAYNE BLVD, S 309_310 JOSE L. GOMEZ
A A C 0 0 1 0 6 2 M I A M I F L 3 1 3 8 - 4 6 8 4 J A B 0 1 5 4 1 2
7 3 0 5 5 5 0 1 2 5 0 5 2 5 5 1 1 3 1 4

DWG. TITLE
WEST ELEVATION

SCALE

$$1/8'' = 1'-0''$$

PROJECT NO. _____

2020-01

DATE _____

11 13 31

SHEET NUMBER

4204

A204

CONSULTANT

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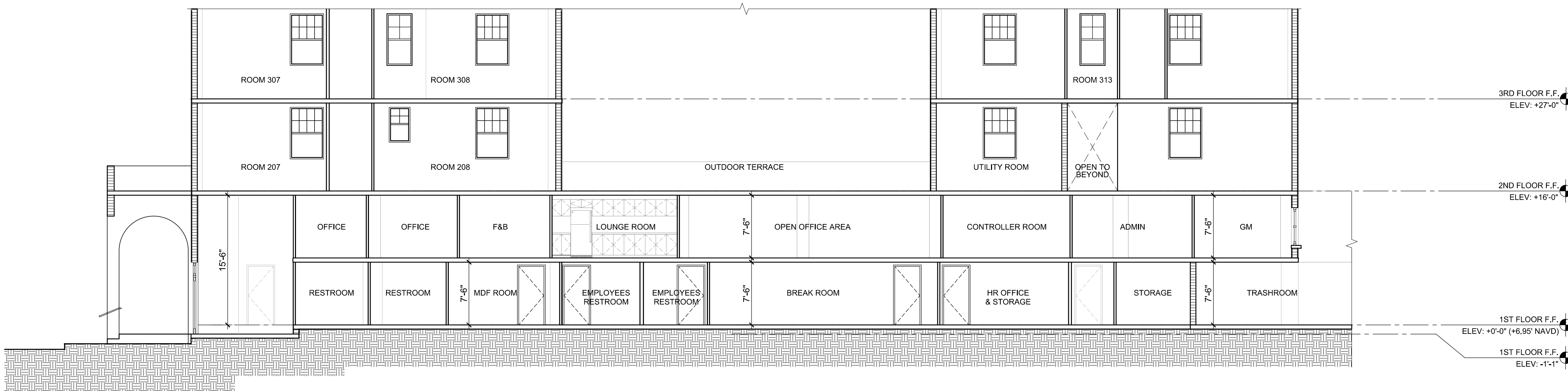
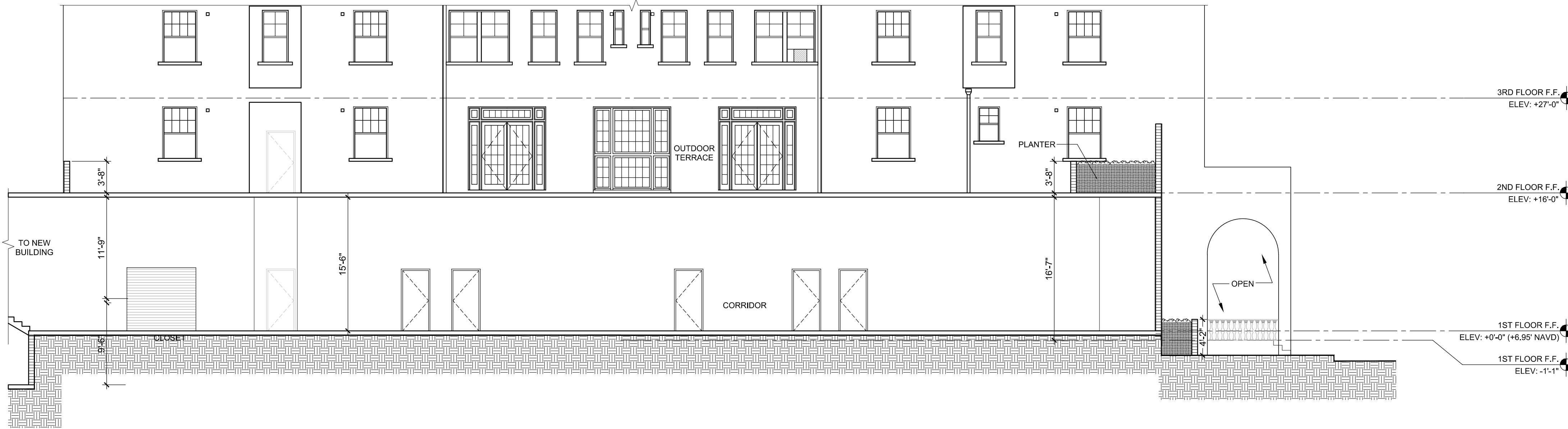
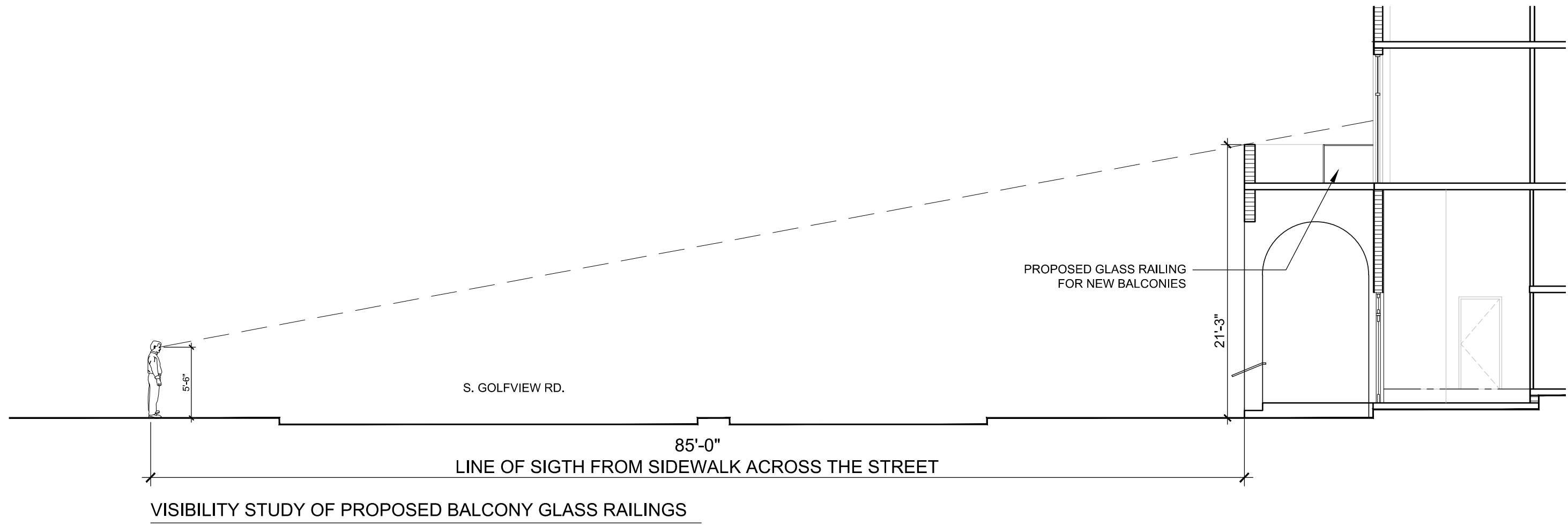
11 LAKE AVENUE
LAKE WORTH, FL 33460

ARCHITECTUR
A A C 0 0 1 0 6

JOSE L. GOMEZ
AR 0015416

A301

CONSULTANT



NOTE: ALL DIMENSIONS AND CONDITIONS ARE TO BE VERIFIED IN FIELD PRIOR ANY CONSTRUCTION. FABRICATION AND/OR INSTALLATION. CONTRACTOR SHALL NOTIFY ARCHITECT ANY DISCREPANCY.

GULFSTREAM HOTEL

11 LAKE AVENUE
LAKE WORTH, FL 33460

BEILINSON
GOMEZ

ARCHITECTS P.A.

ARCHITECTURE

8101 BISCAYNE BLVD, S 309, 310
M I A M I F L 3 3 1 3 8 - 4 6 8 - 4
T 305.559.1250 F 305.551.1746

BEILINSON
GOMEZ

DWG. TITLE
PROPOSED SECTION

SCALE
1/8" = 1'-0"

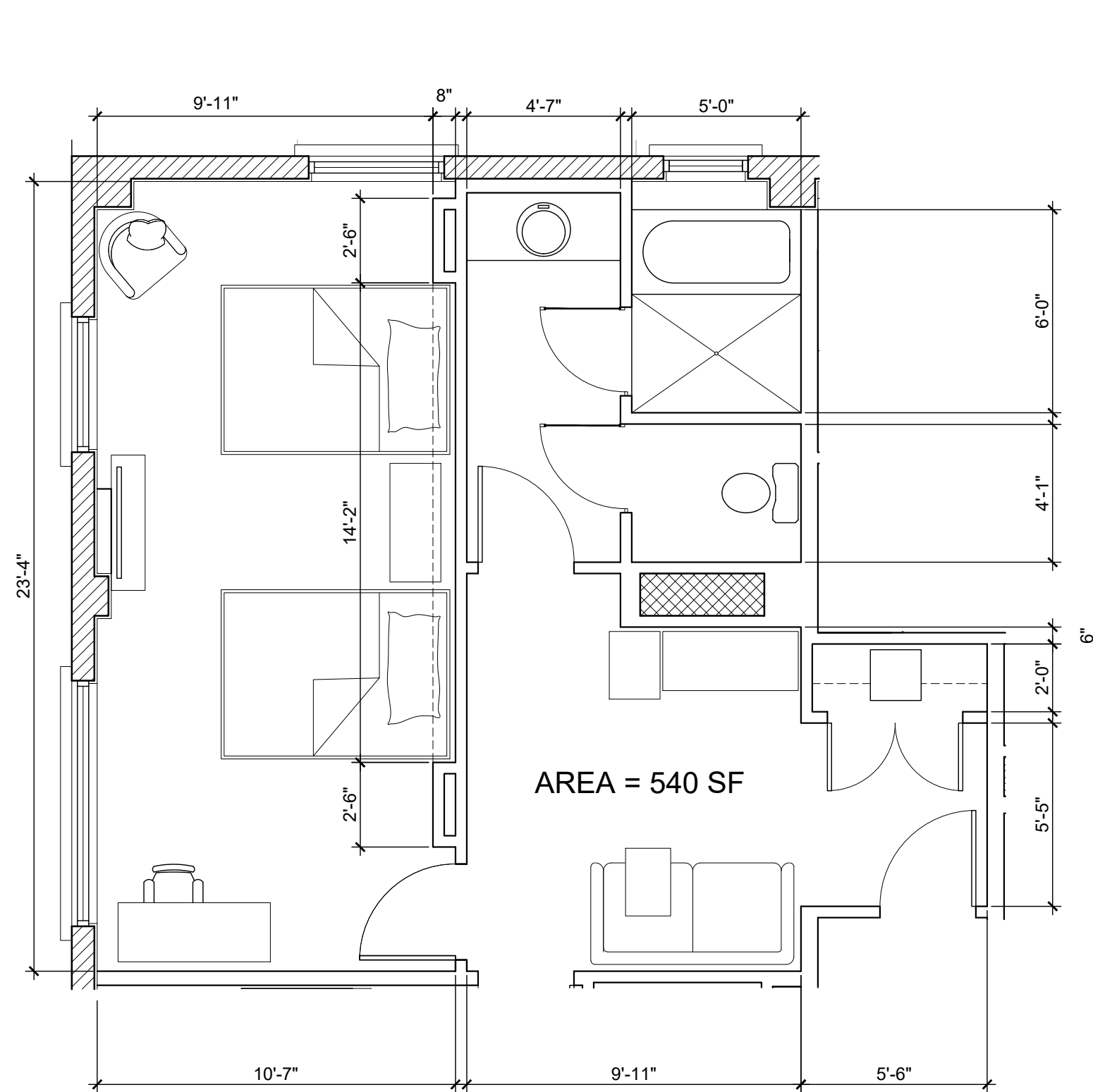
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2020-01

DATE
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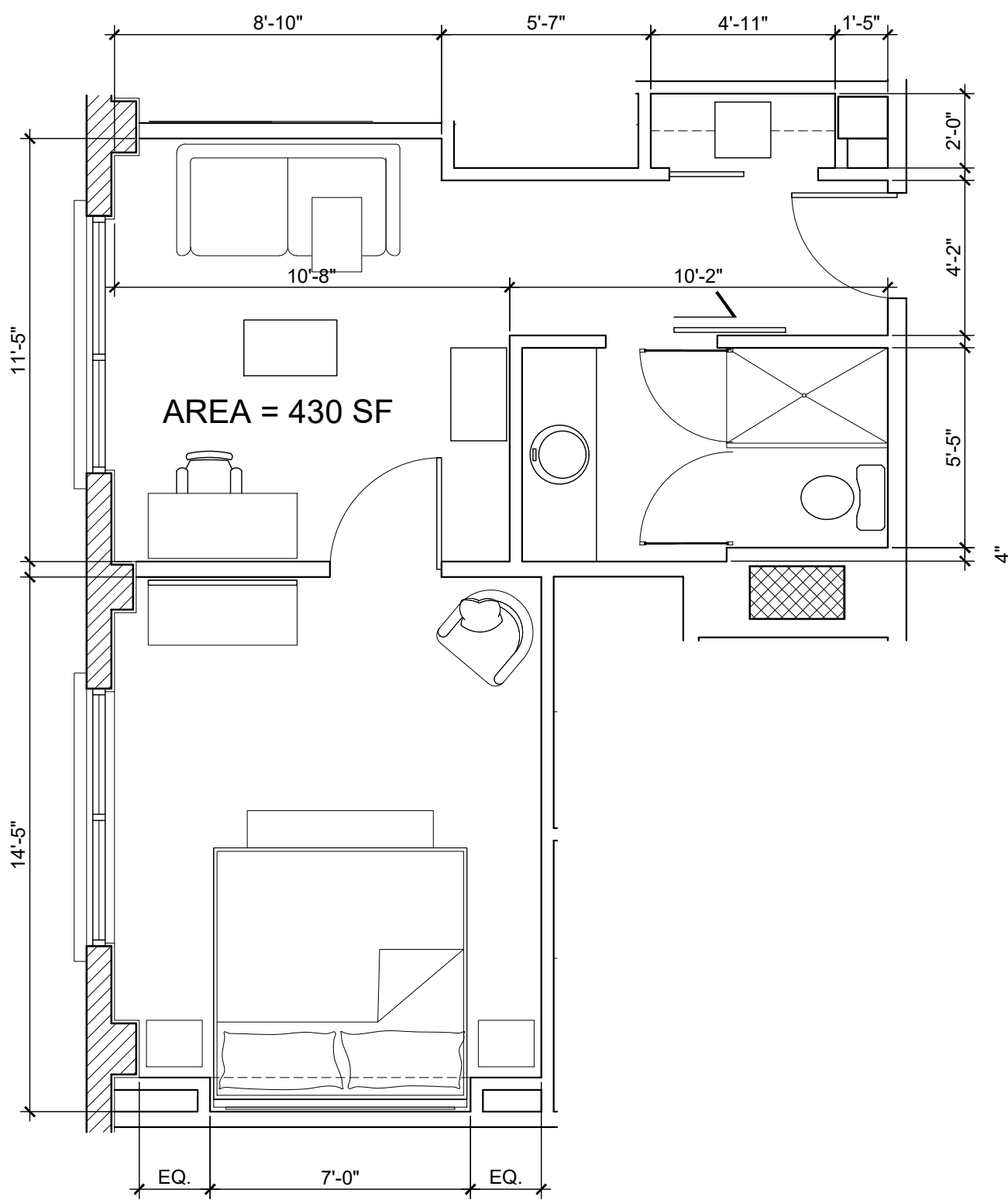
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A302

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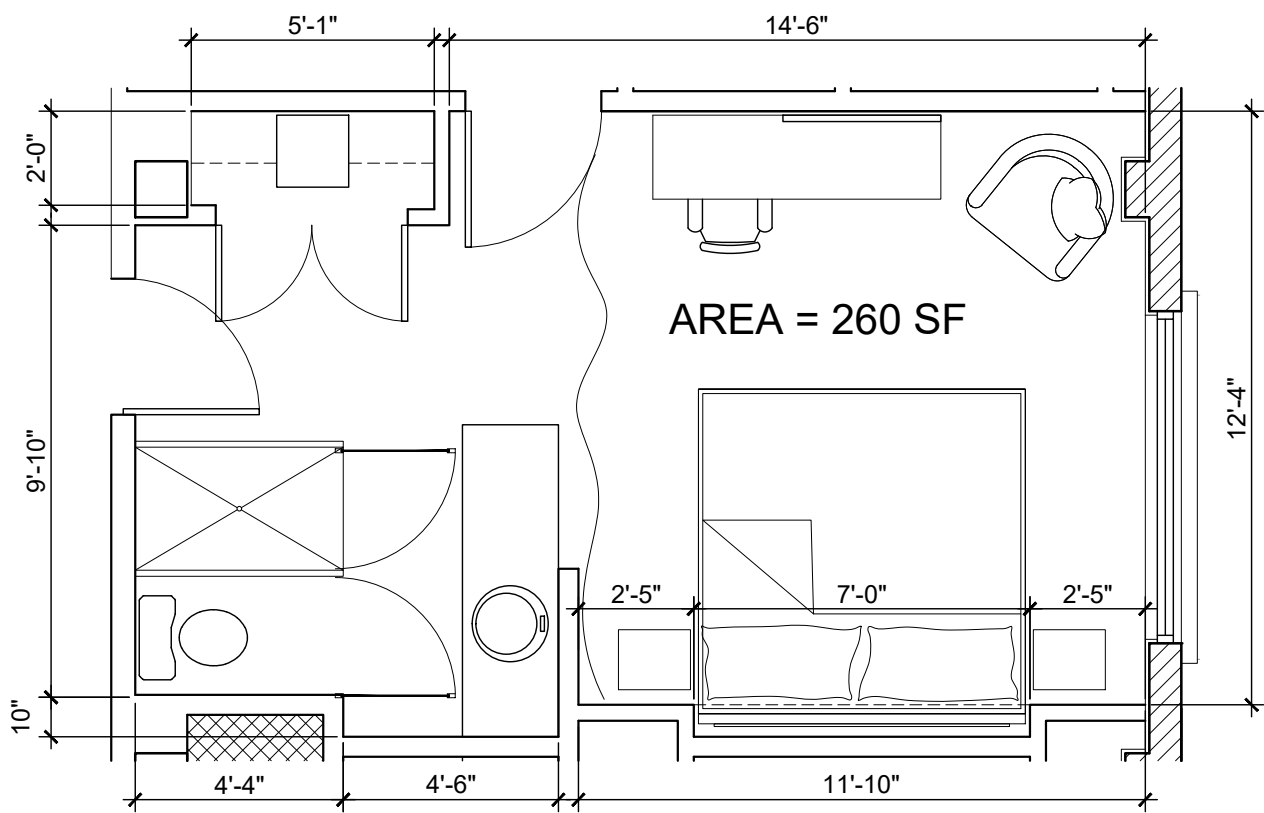
REVISION



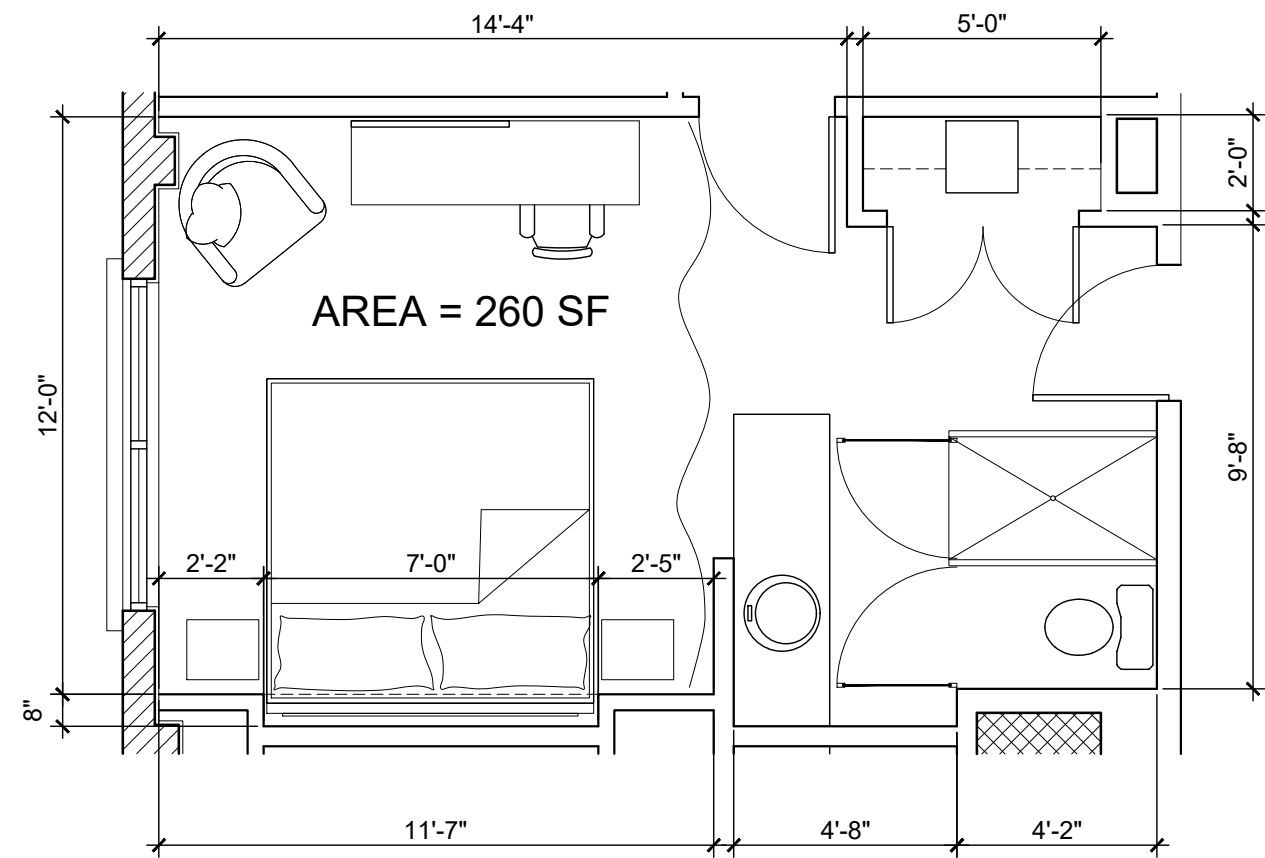
QUEEN SUITE ROOM
UNIT 319, 419, 519, 619



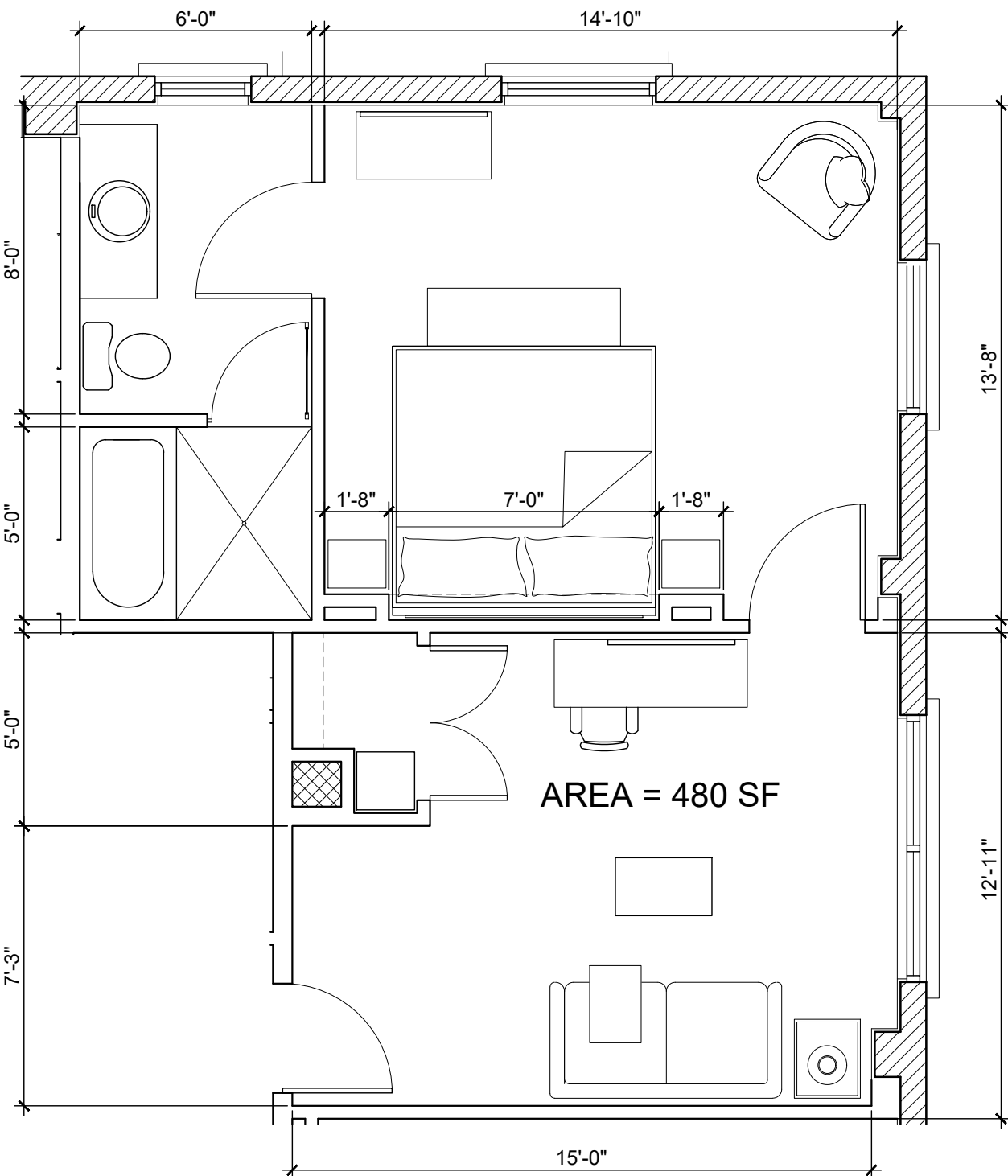
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UNIT 214, 314, 414, 514, 614



KING ROOM
UNIT 303, 305, 306, 403, 405, 406, 503, 505, 506, 603, 605, 606.



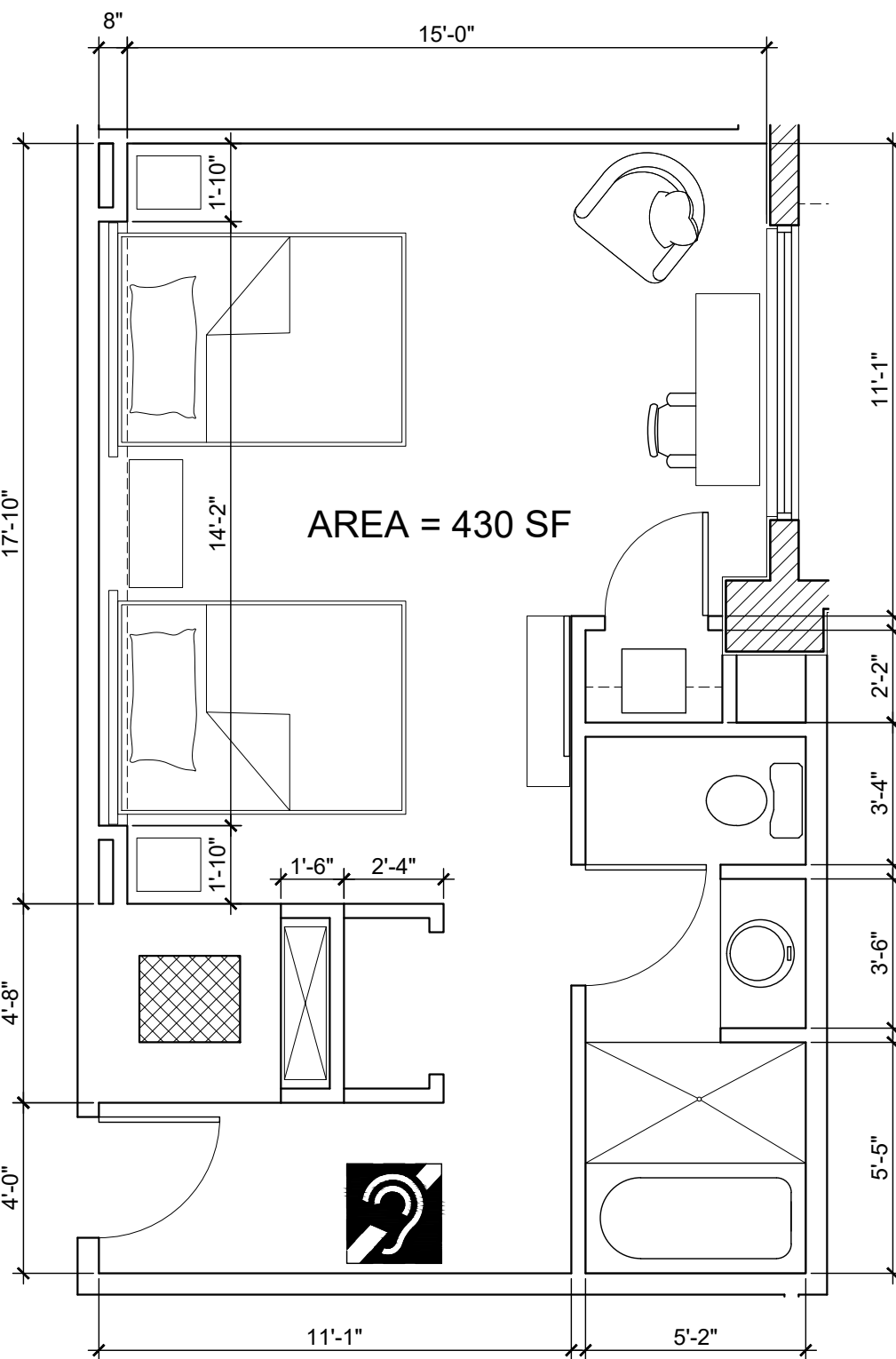
KING ROOM
UNIT 216, 217, 316, 317, 416, 417, 516, 517, 616, 617.



KING SUITE ROOM
UNIT 318, 418, 518, 618.

LEGEND

- EXISTING PARTITION/STRUCTURE TO REMAIN.
- NEW PARTITION.
- EXISTING SHAFT TO REMAIN.
- UNIT WITH COMMUNICATION FEATURES.
- UNIT WITH MOBILITY FEATURES.



QUEEN ROOM (COMMUNICATION FEATURES)
UNIT 215, 315, 415, 515, 615.

GULFSTREAM HOTEL

11 LAKE AVENUE
LAKE WORTH, FL 33460

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GOMEZ,

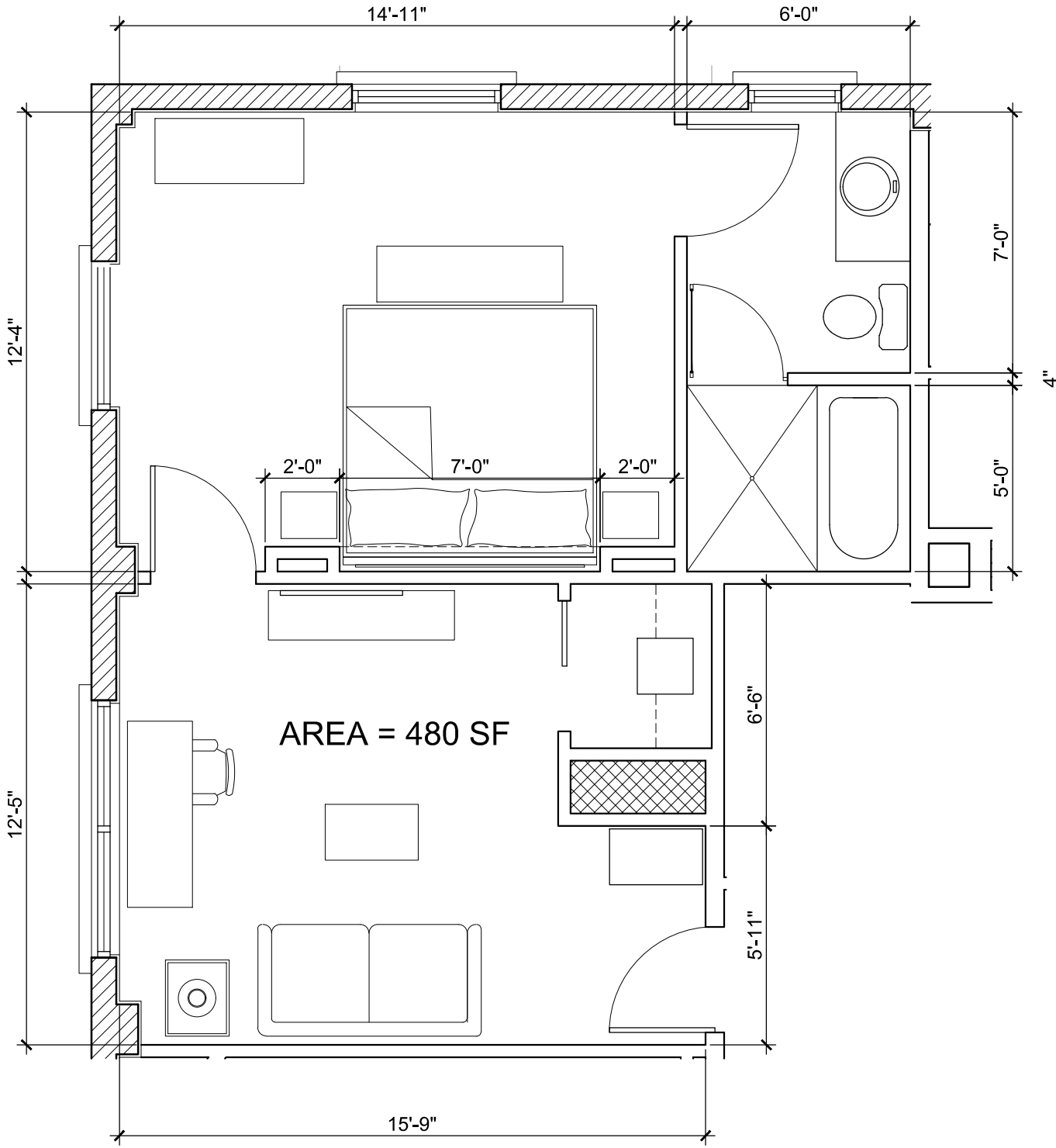
ARCHITECTS P.A.

ARCHITECTURE

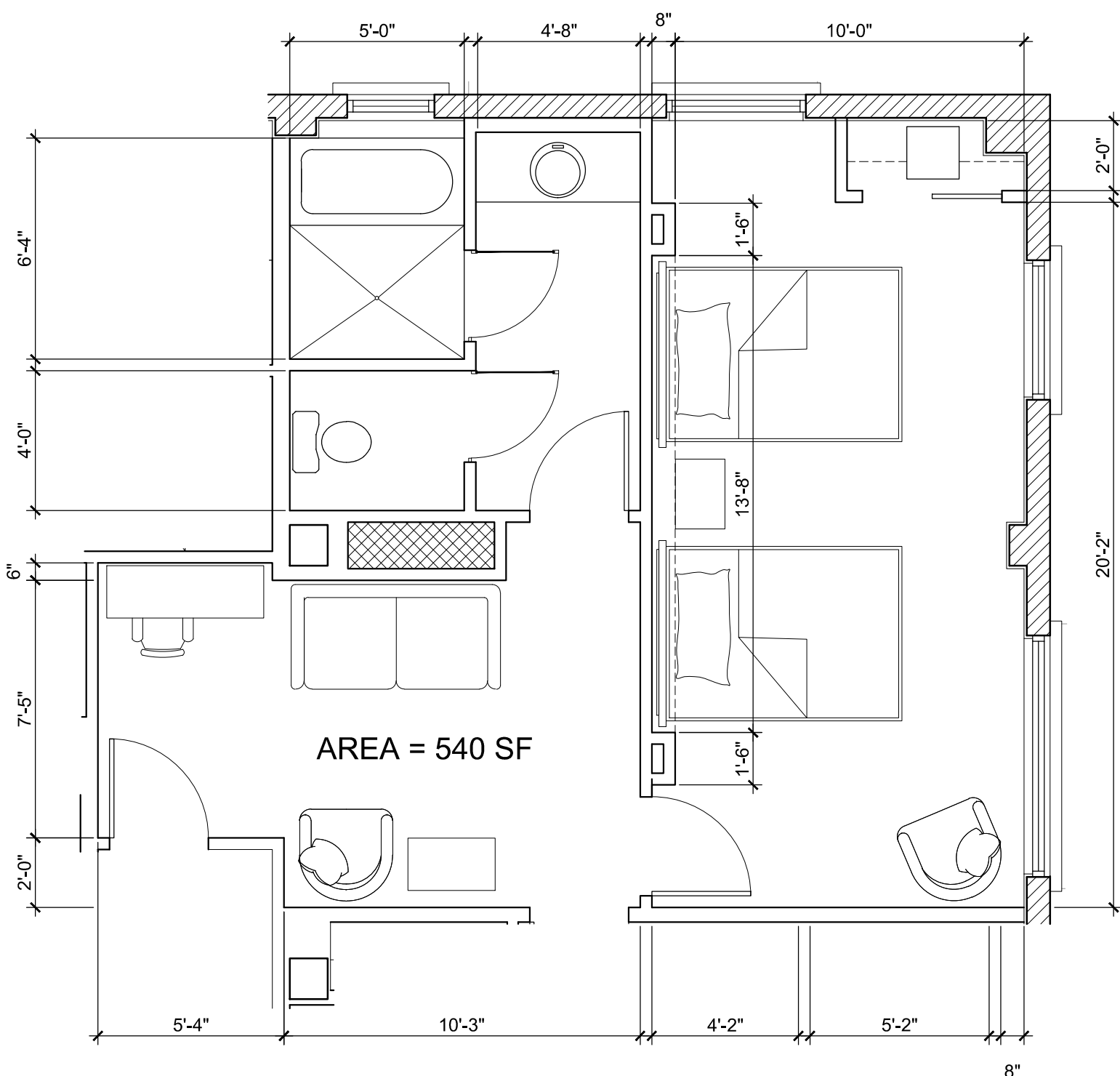
8101 BISCAYNE BLVD. S. 309, 310
N. I. A. M. I. F. L. 313 81-4 6 8 8-4

ROSE L. GOMEZ

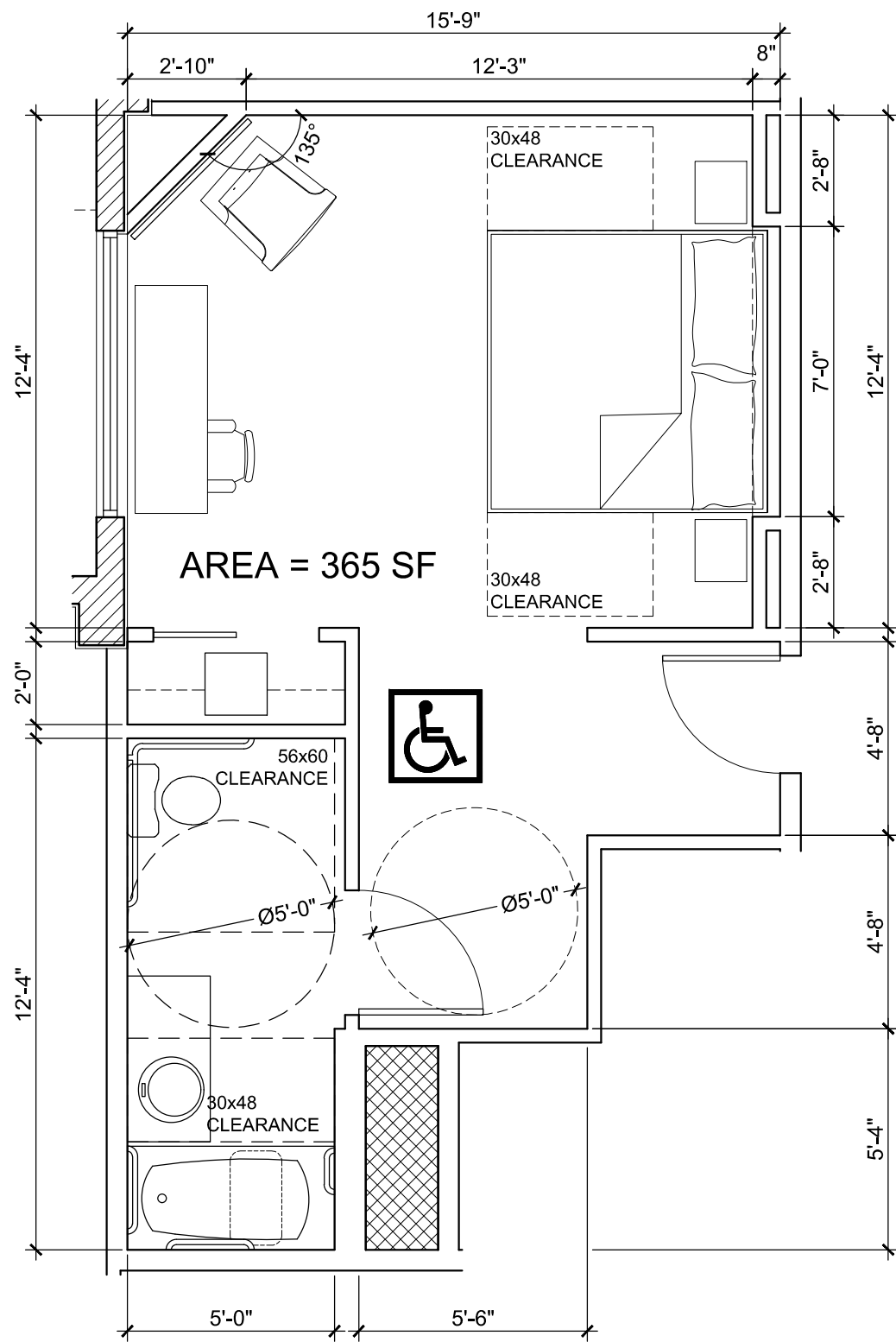
DWG. TITLE	ENLARGED UNITS
SCALE	1/4" = 1'-0"
PROJECT NO.	2020-01
DATE	11-12-21
SHEET NUMBER	A403



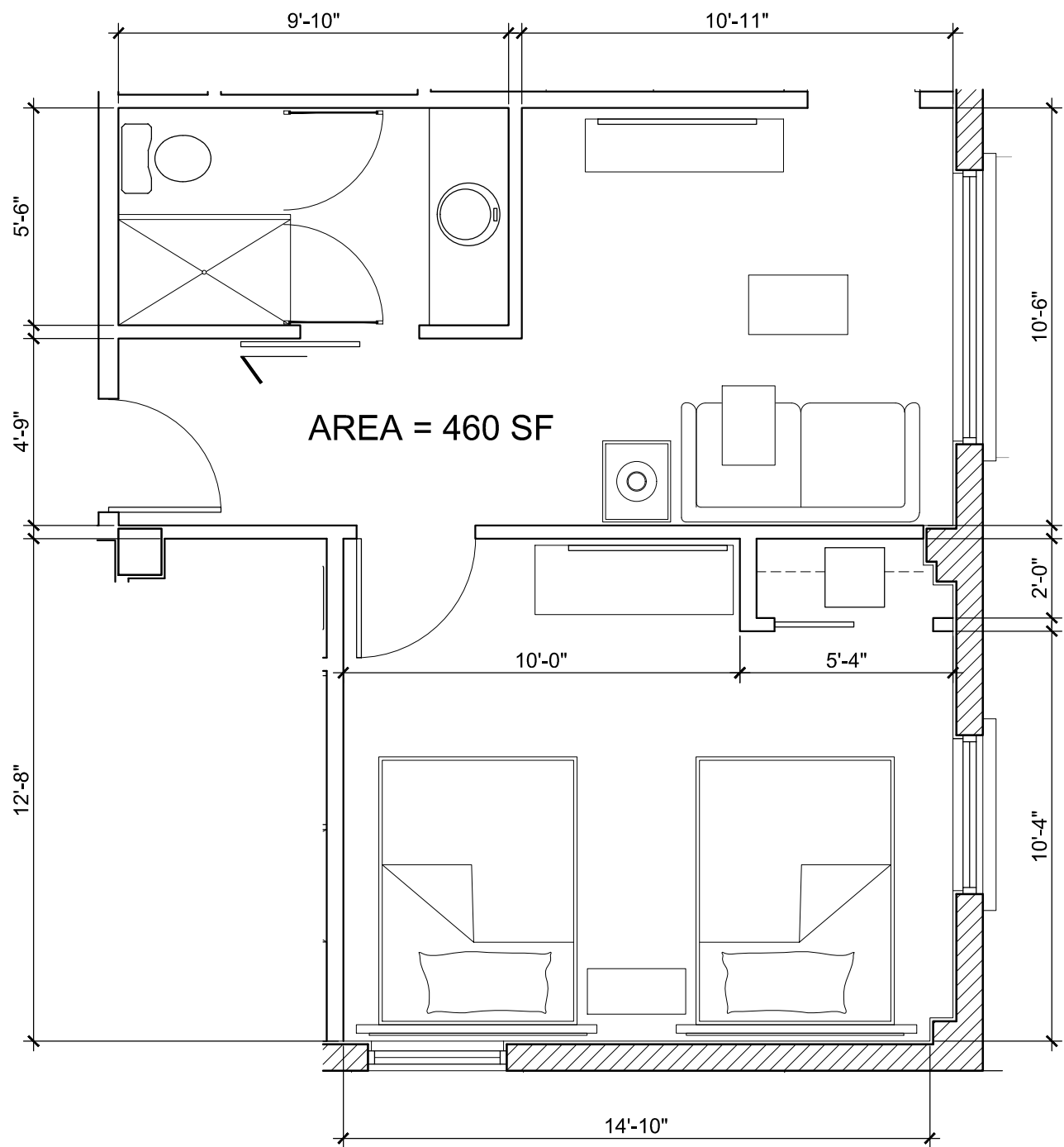
KING SUITE ROOM
UNIT 302, 402, 502, 602.



QUEEN SUITE ROOM
UNIT 301, 401, 501, 601.



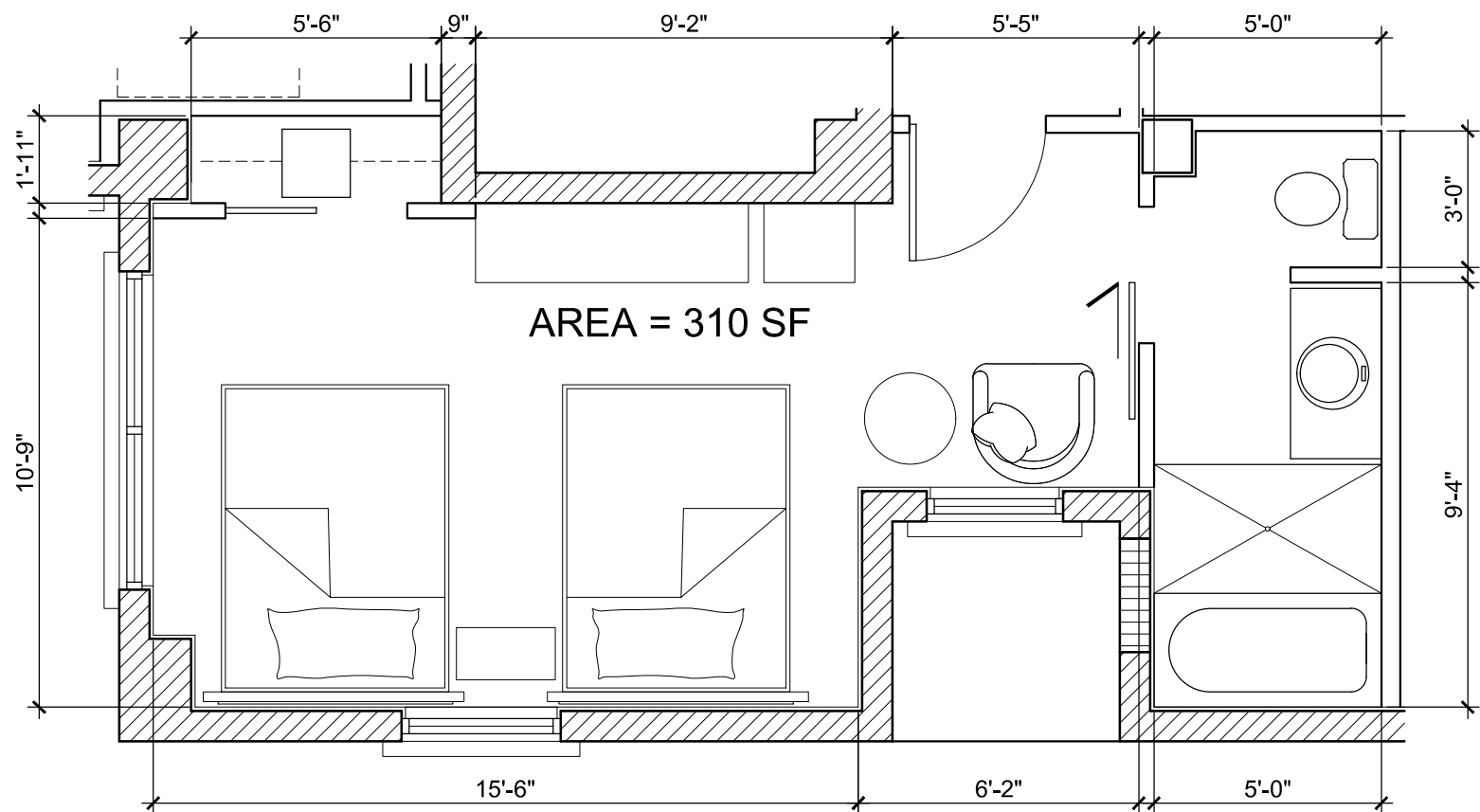
KING SUITE ROOM (ADA MOBILITY FEATURES)
UNIT 204.



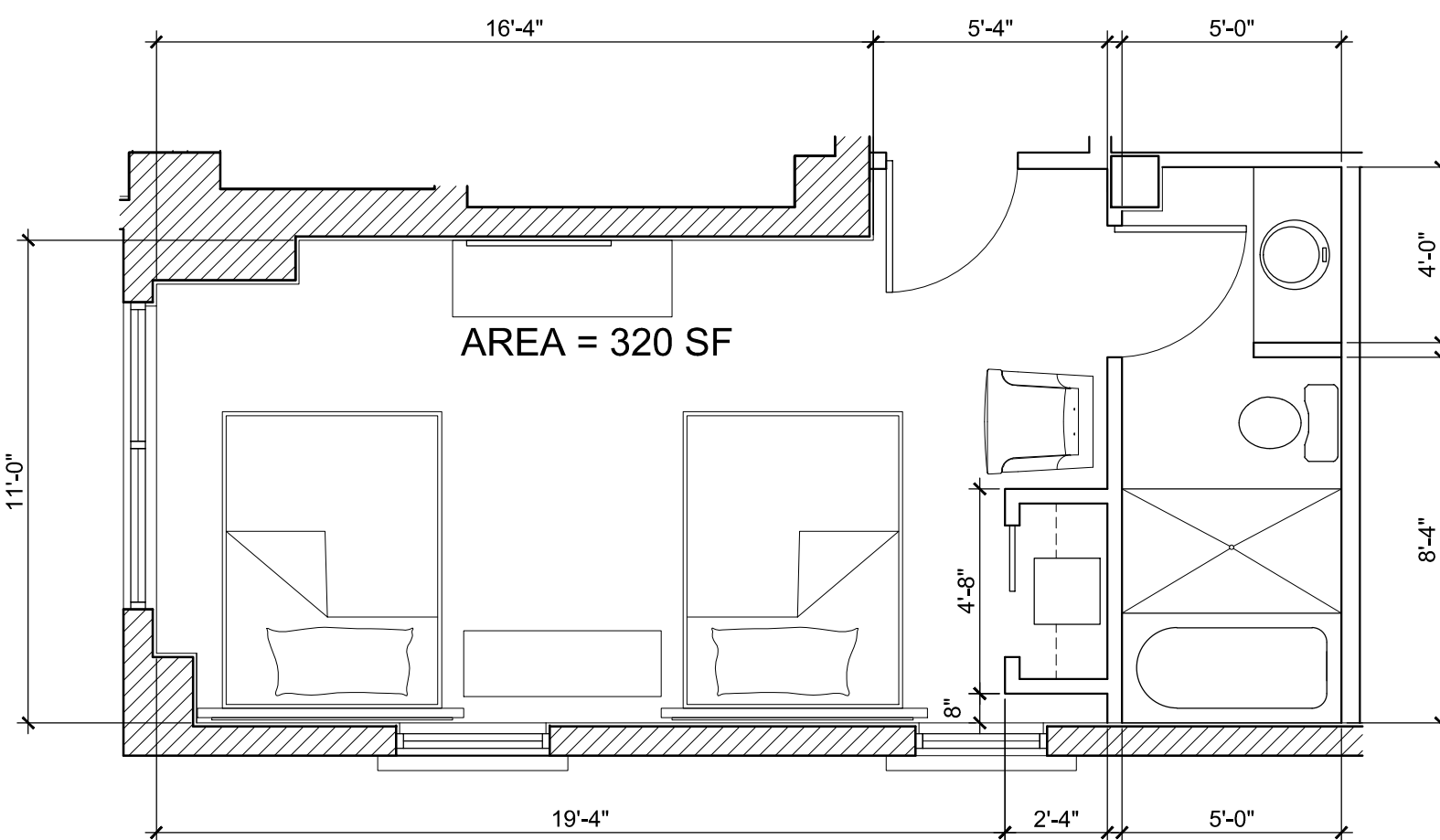
QUEEN SUITE ROOM
UNIT 307, 407, 507, 607.

LEGEND

- EXISTING PARTITION/STRUCTURE TO REMAIN.
- NEW PARTITION.
- EXISTING SHAFT TO REMAIN.
- UNIT WITH COMMUNICATION FEATURES.
- UNIT WITH MOBILITY FEATURES.



QUEEN SUITE ROOM
UNIT 308, 408, 508, 608.



QUEEN SUITE ROOM
UNIT 208.

GULFSTREAM HOTEL

11 LAKE AVENUE
LAKE WORTH, FL 33460

BEILINSON
GOMEZ

ARCHITECTS P.A.

ARCHITECTURE

AAC001062

8101 BISCAYNE BLVD., S 309, 310
MIAMI, FL 33133, 407.551.1740

JOSE L. GOMEZ

ARCHITECT

DWG. TITLE
ENLARGED UNITS

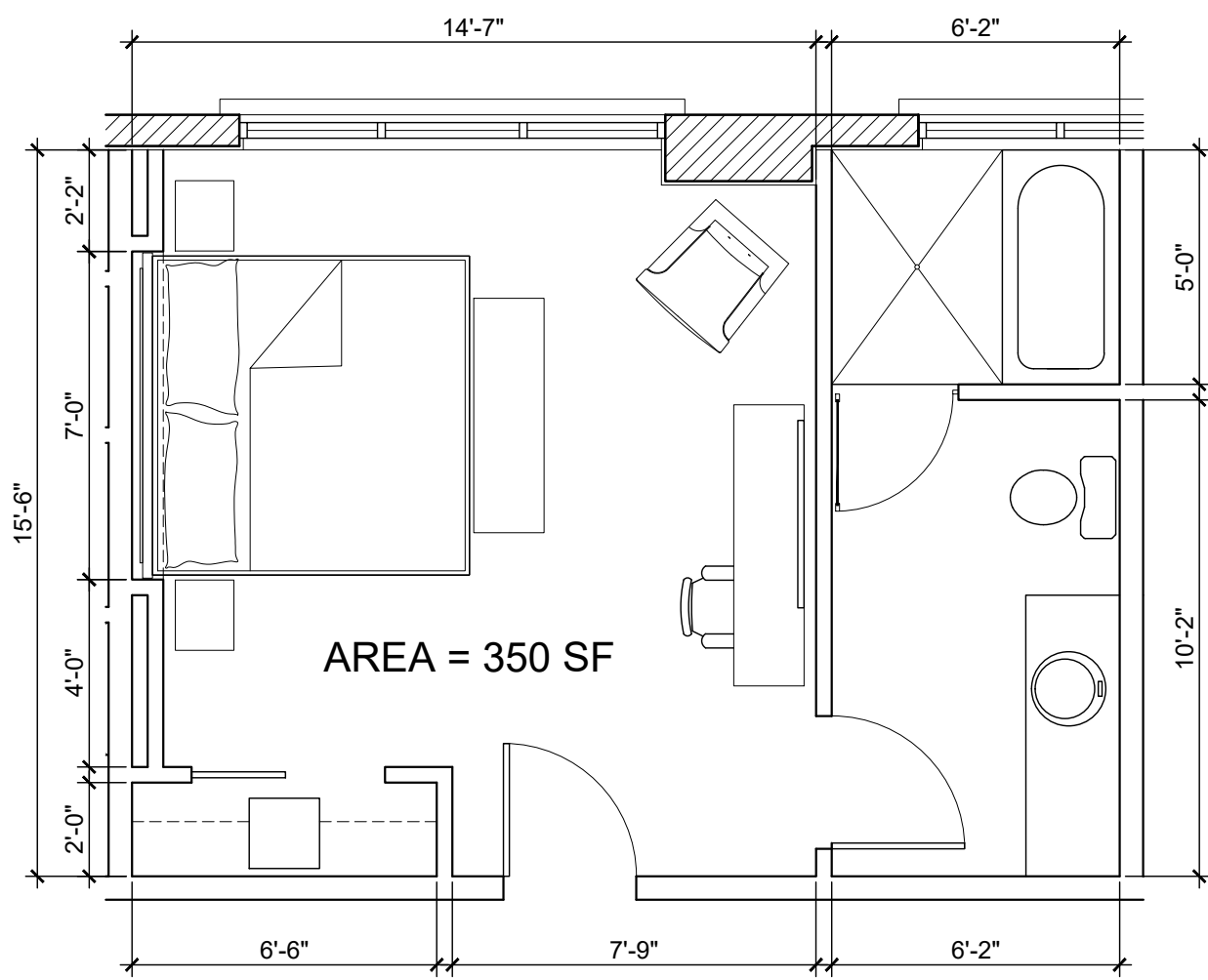
SCALE
1/4" = 1'-0"

PROJECT NO.
2020-01

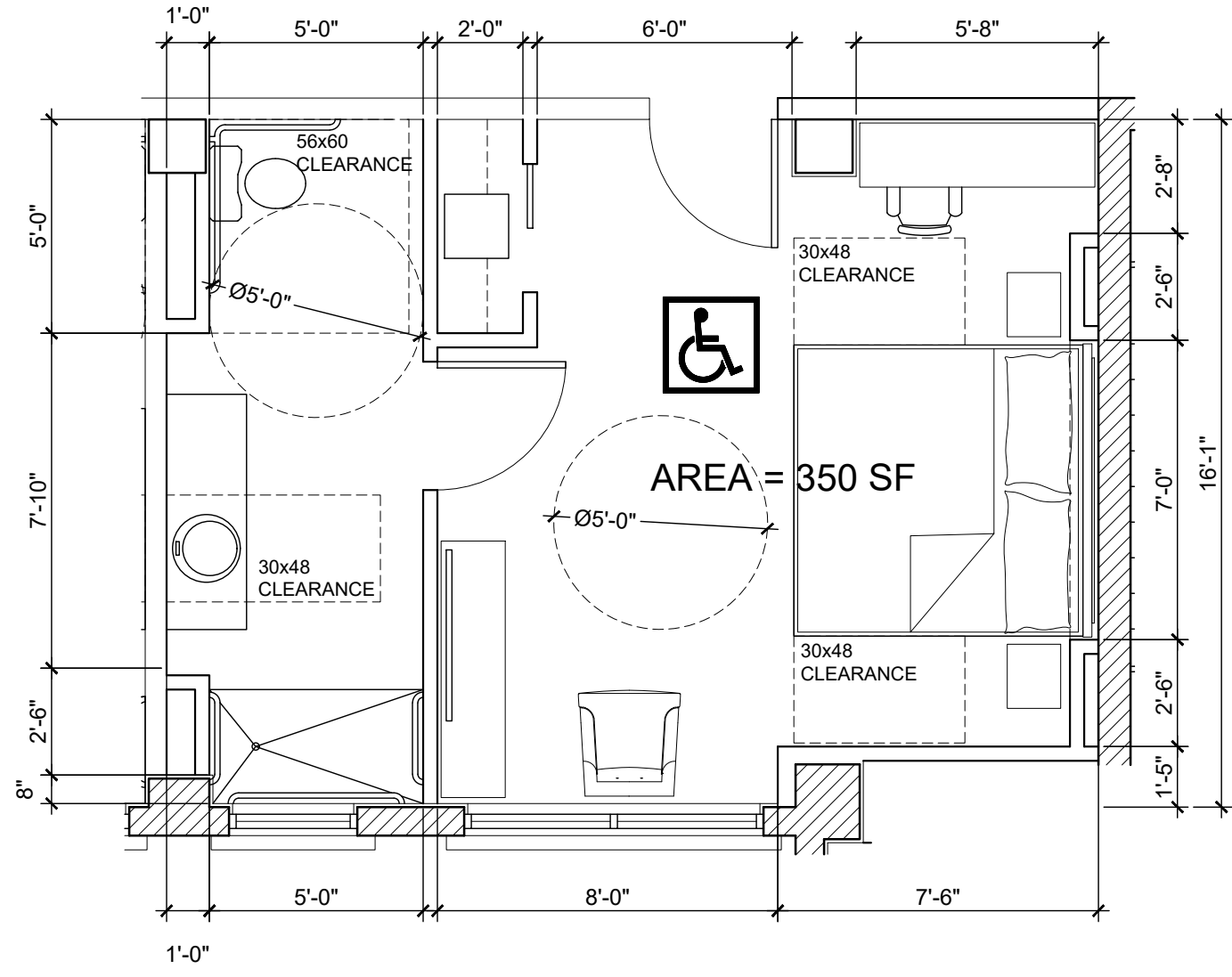
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11-12-21

SHEET NUMBER
A404

DATE REVISION



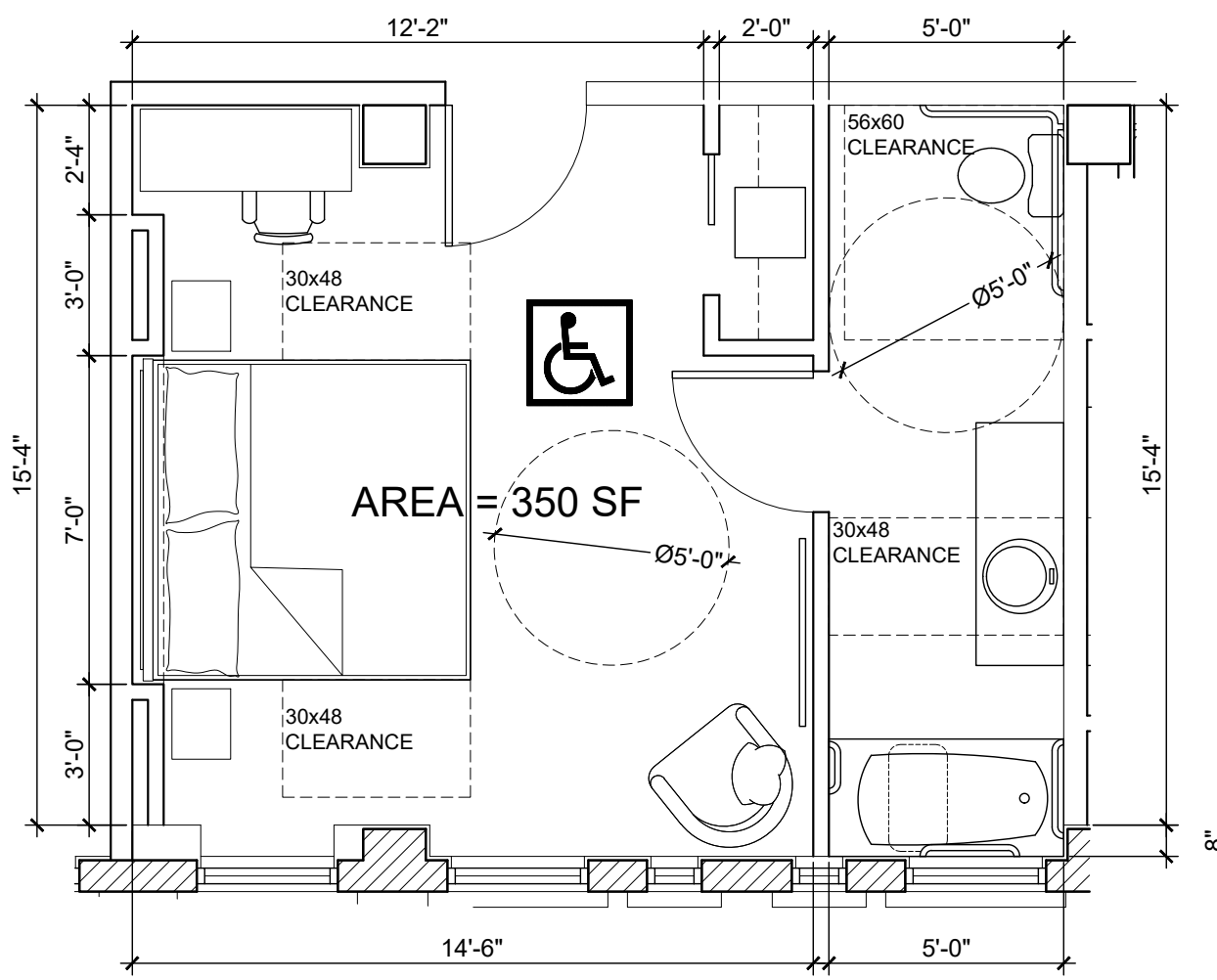
KING SUITE ROOM
UNITS 310, 312, 410, 412, 510, 512, 610, 612.



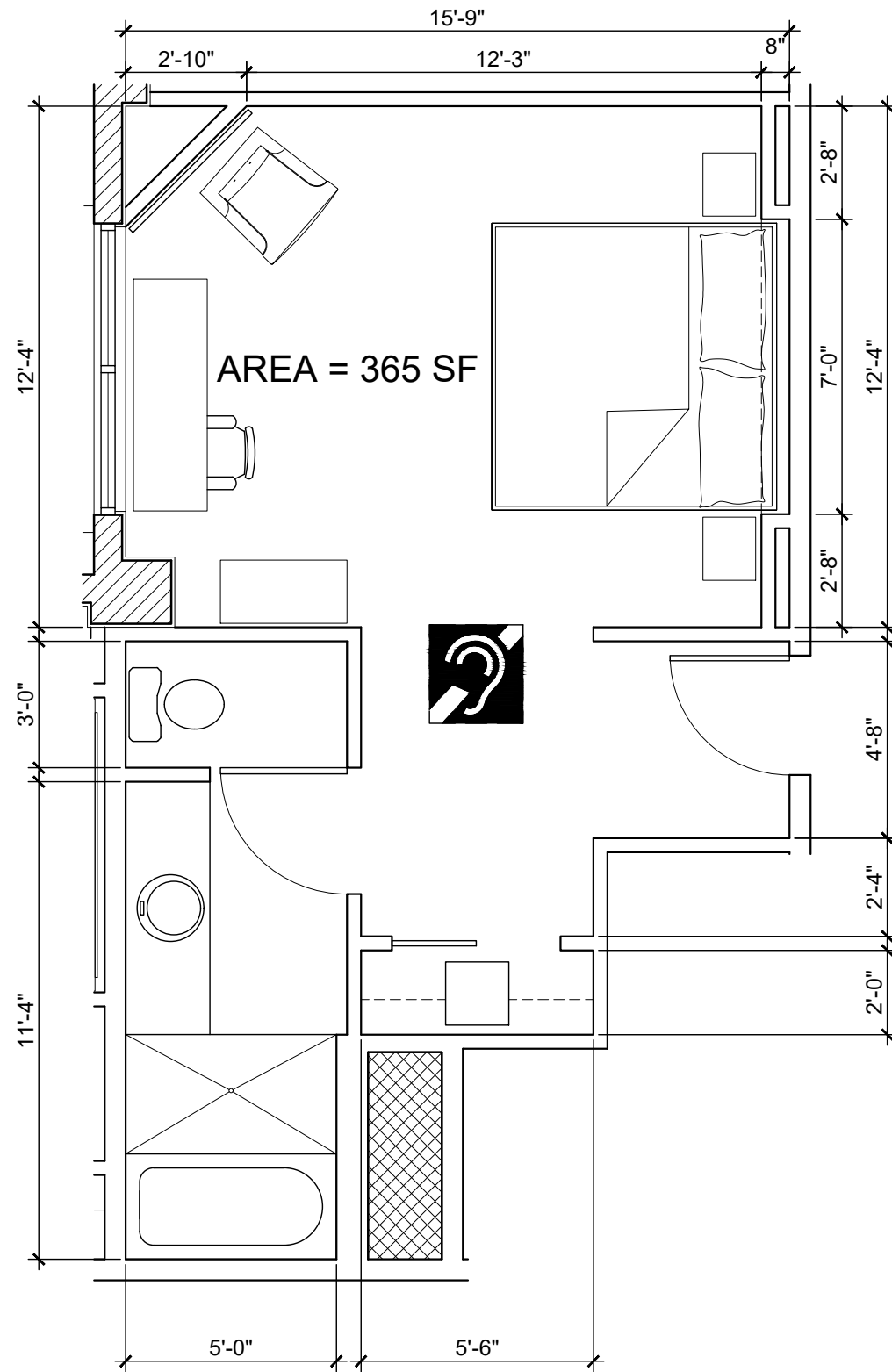
KING SUITE ROOM
UNITS 309, 409, 509, 609.

LEGEND

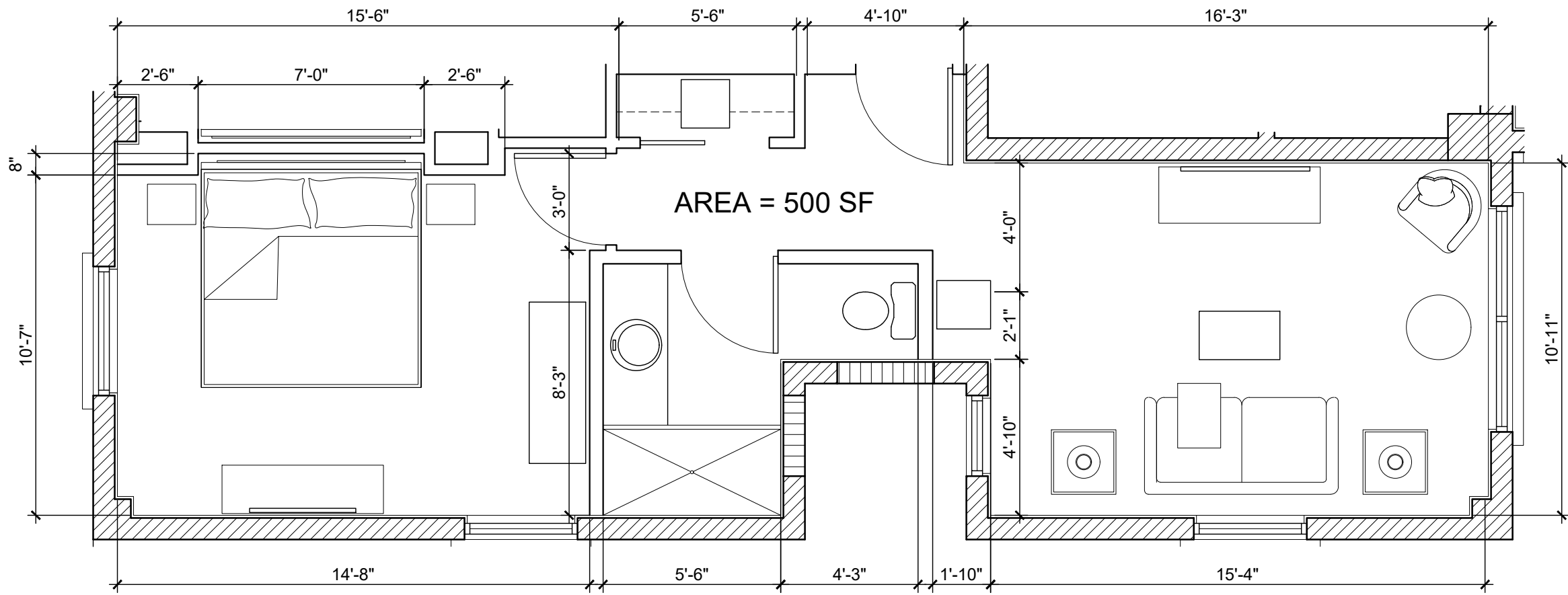
- EXISTING PARTITION/STRUCTURE TO REMAIN.
- NEW PARTITION.
- EXISTING SHAFT TO REMAIN.
- UNIT WITH COMMUNICATION FEATURES.
- UNIT WITH MOBILITY FEATURES.



KING SUITE ROOM
UNITS 311, 411, 511, 611.



KING SUITE ROOM
UNITS 304, 404, 504, 604.



KING SUITE ROOM
UNITS 313, 413, 513, 613.

GULFSTREAM HOTEL

11 LAKE AVENUE
LAKE WORTH, FL 33460

BEILINSON
GOMEZ,

ARCHITECTS P.A.

ARCHITECTURE

ARCHITECTURE

8101 BISCAYNE BLVD. S. 309, 310

N. I. A. M. I. F. L. 311 312, 413 414

T 305.559.1250 F 305.551.1740

JOSE L. GOMEZ

ARCHITECT

ARCHITECTURE

DWG. TITLE
ENLARGED UNITS

SCALE
1/4" = 1'-0"

PROJECT NO.
2020-01

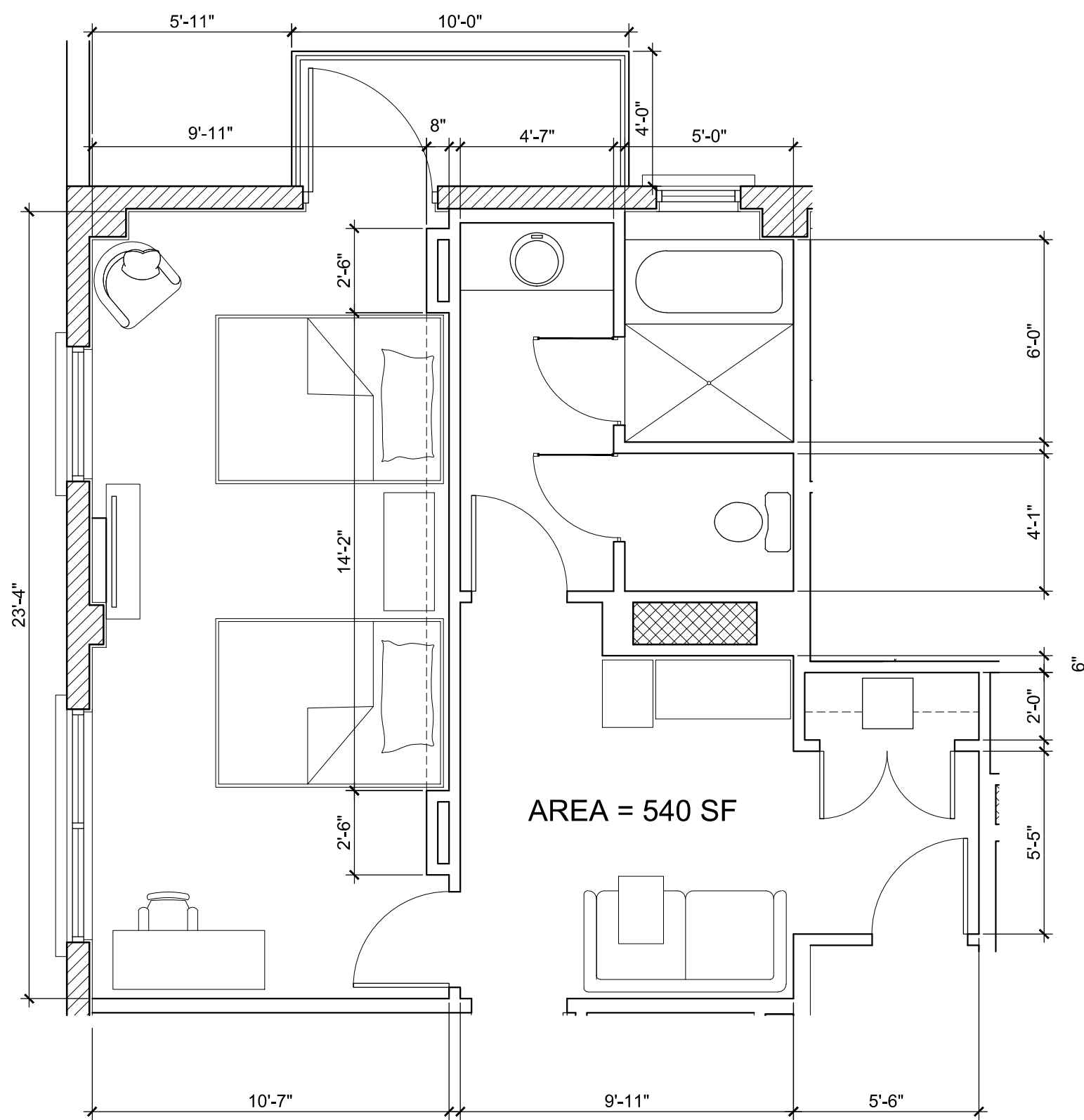
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SHEET NUMBER
A405

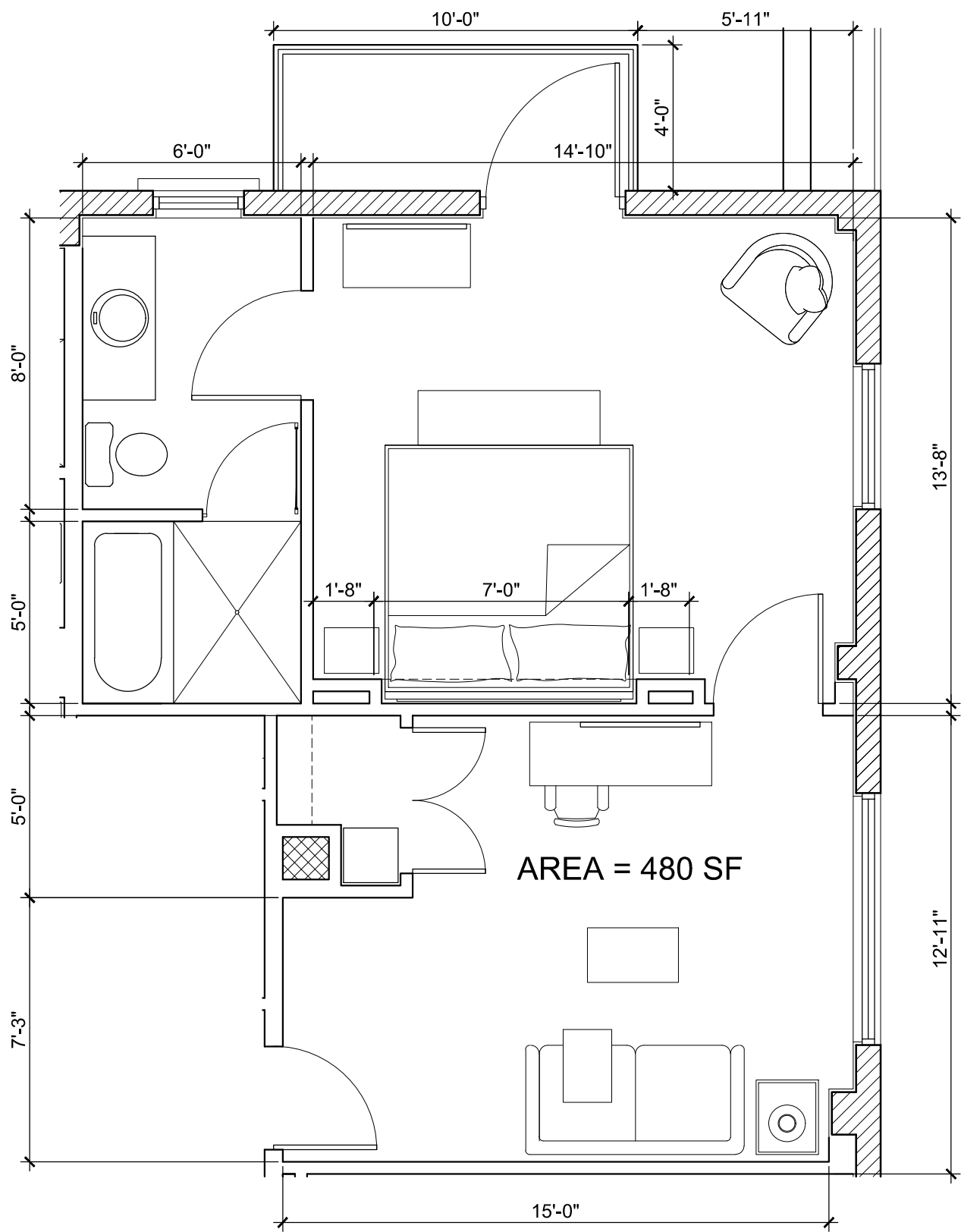
DATE REVISION

CONSULTANT

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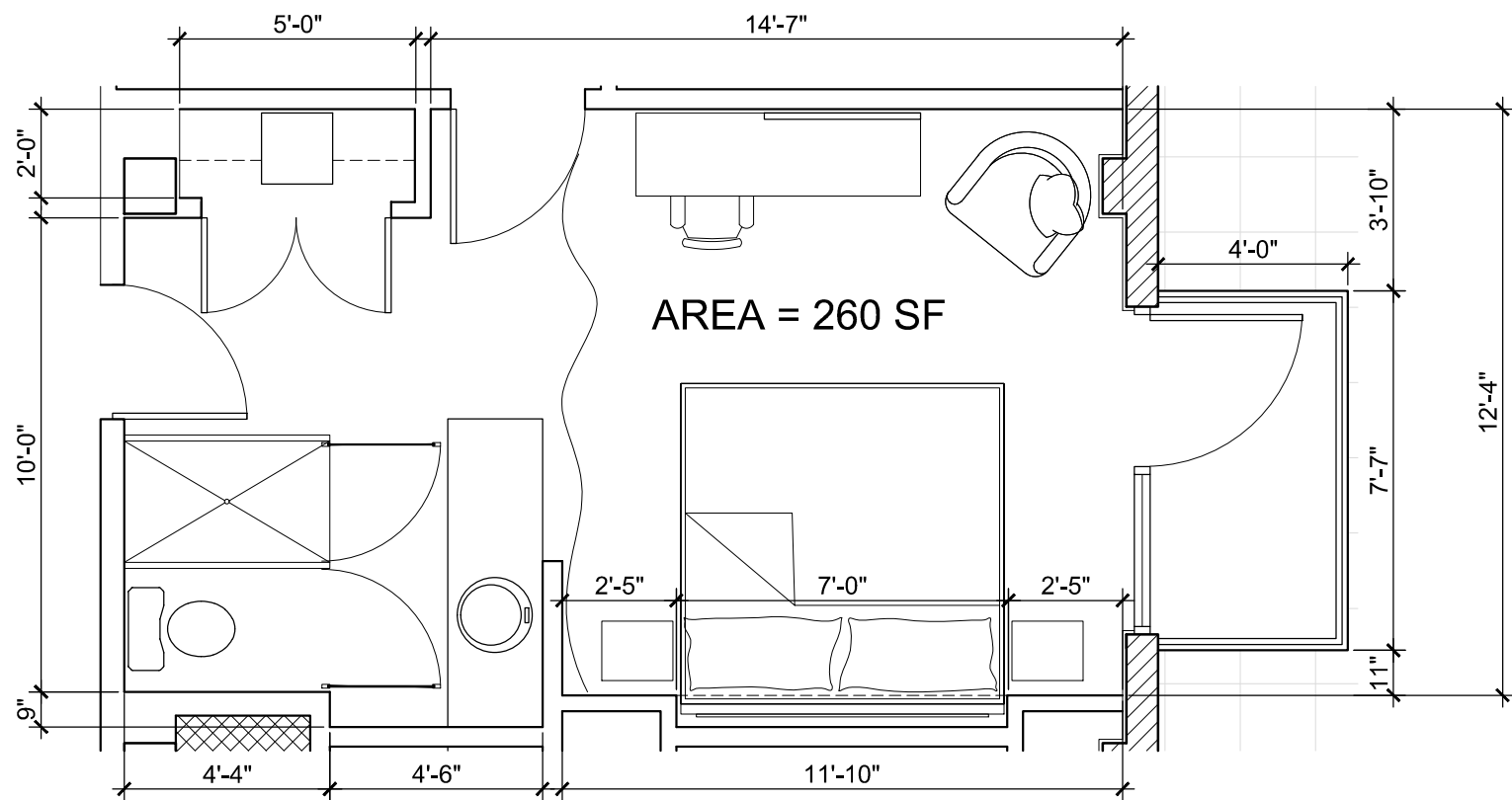
QUEEN SUITE ROOM W/BALCONY
UNIT 219.



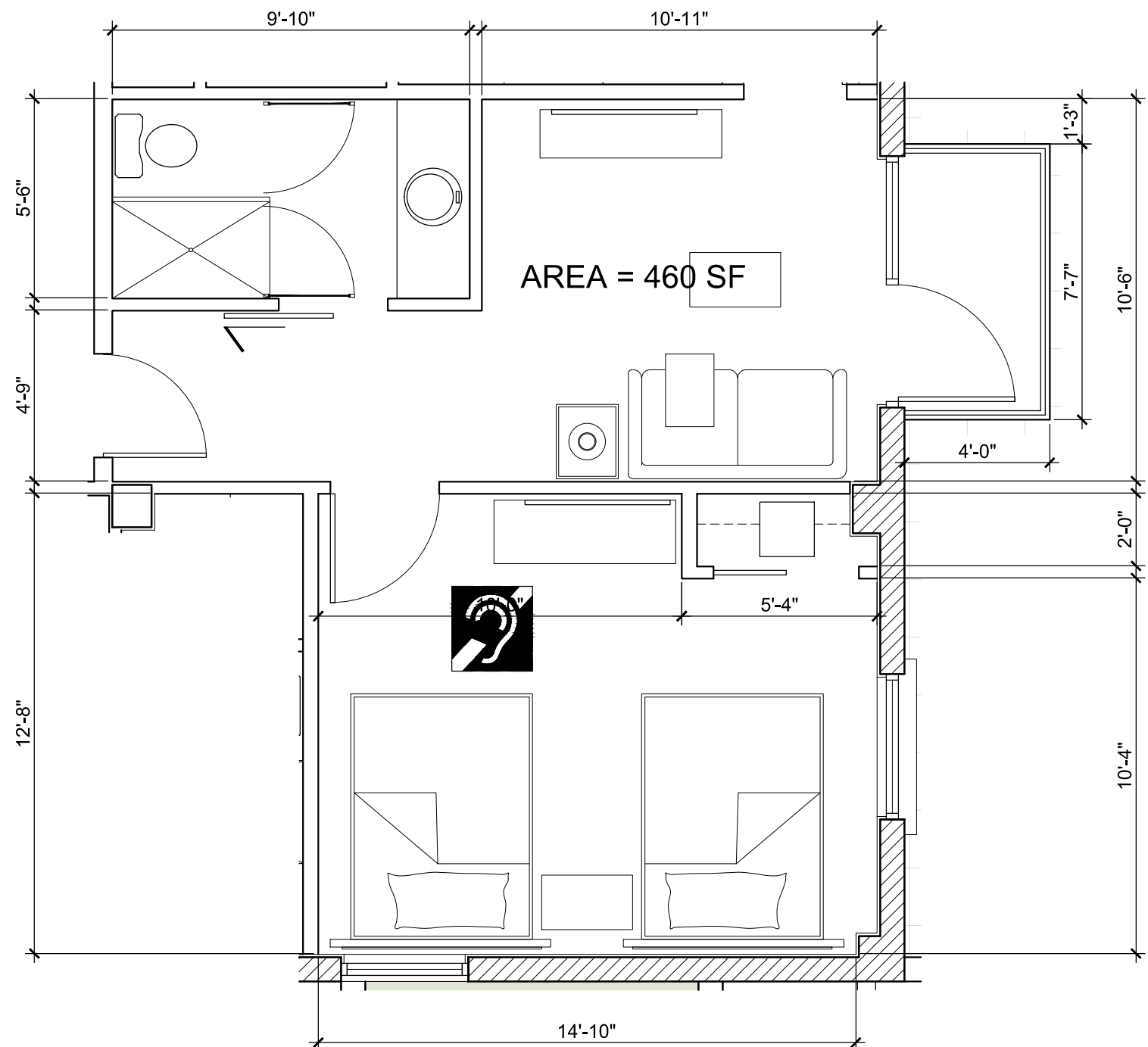
KING SUITE ROOM W/BALCONY
UNIT 218.

LEGEND

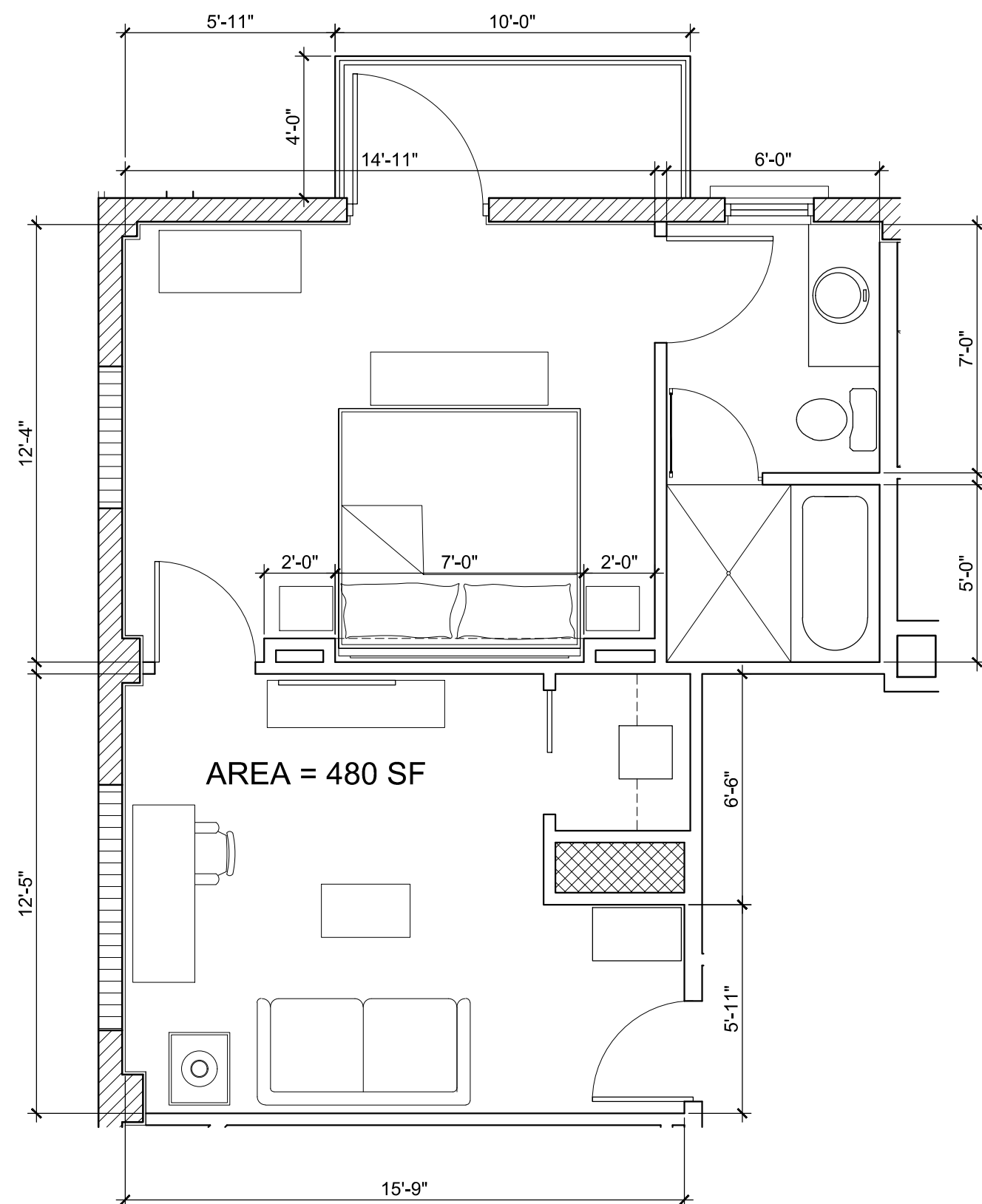
- EXISTING PARTITION/STRUCTURE TO REMAIN.
- NEW PARTITION.
- EXISTING SHAFT TO REMAIN.
- UNIT WITH COMMUNICATION FEATURES.
- UNIT WITH MOBILITY FEATURES.



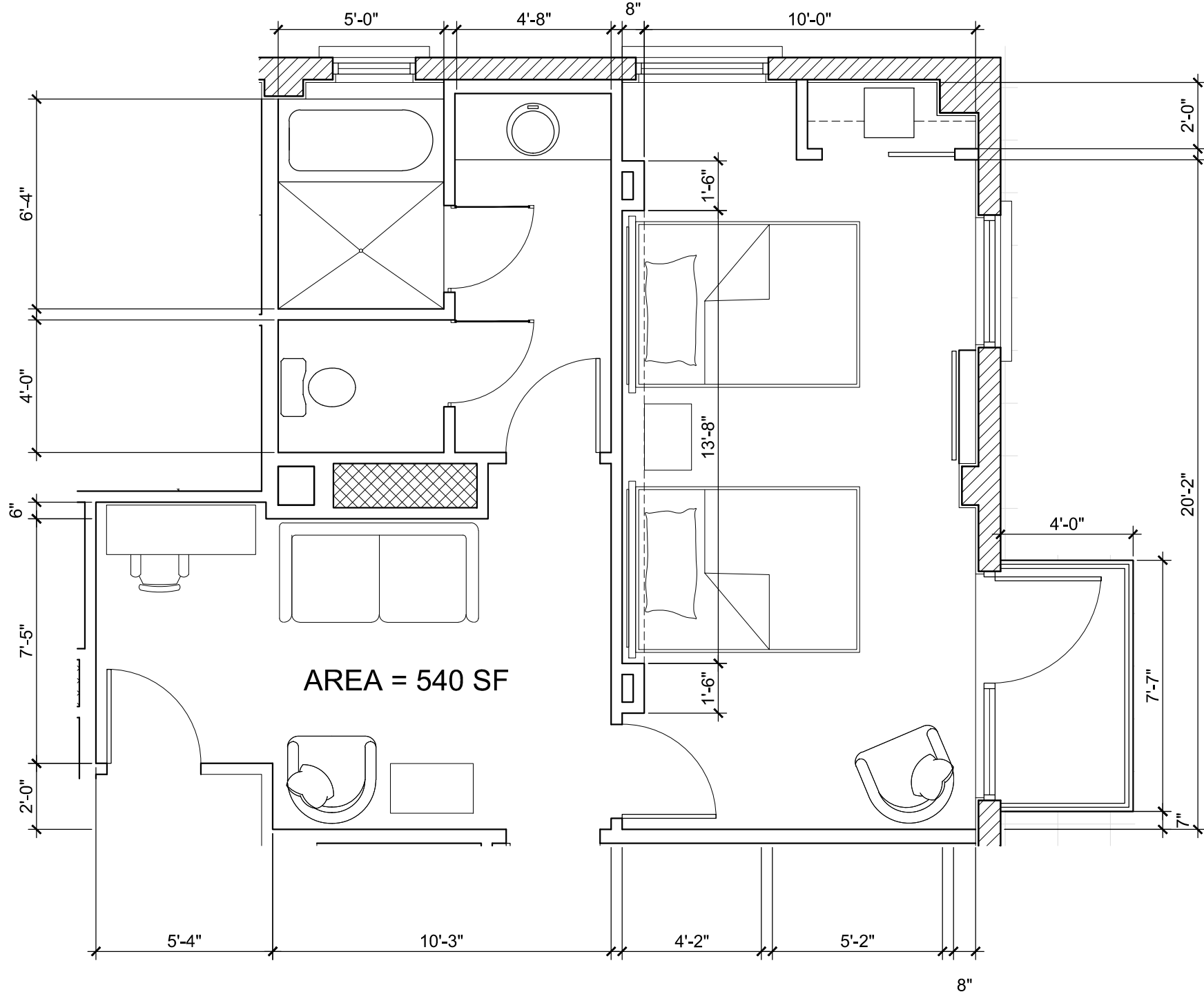
KING ROOM W/BALCONY
UNIT 203, 205, 206.



QUEEN SUITE ROOM W/BALCONY
UNIT 207.



KING SUITE ROOM W/BALCONY
UNIT 202.



QUEEN SUITE ROOM W/BALCONIES
UNIT 201.

GULFSTREAM HOTEL

11 LAKE AVENUE
LAKE WORTH, FL 33480

BEILINSON
GOMEZ

ARCHITECTS P.A.

ARCHITECTURE

AAC001062

8101 BISCAYNE BLVD, S 309, 310

M I A M I, F L 33138, 408, 409

T 305.559.1250 F 305.551.1740

ROSE L GOMEZ

DWG. TITLE
ENLARGED UNITS

SCALE
1/4" = 1'-0"

PROJECT NO.
2020-01

DATE
11-12-21

SHEET NUMBER
A406

DATE REVISION

DOOR SCHEDULE																							
DOOR																		HARDWARE			REMARKS		DTL.
FLOOR	DR. #		LOCATION	SIZE			EXISTING TO BE REPLACED	NEW	TYPE	MATERIAL	FINISH	GLASS	LOUVER	ROLL UP	FRAME	LABEL	CLOSER	WEATHER STRIPING	THRESHOLD				
				WIDTH	HEIGHT	THICKNESS																	
GROUND FLOOR	101		MULTIPURPOSE ROOM	(2) 3'-0"	8'-0"	2 ³ / ₈ "	X		13	EXIST	P	X			WOOD			X		SUBMIT SHOP DWGS.			
	102		MEETING ROOM	(2) 3'-0"	8'-0"	2 ³ / ₈ "	X		13	EXIST	P	X			WOOD			X		SUBMIT SHOP DWGS.			
	103		MEETING ROOM	(2) 1'-10"	8'-0"	2 ³ / ₈ "	X		14	WOOD	P	X			WOOD			X		SUBMIT SHOP DWGS.			
	104		MEETING ROOM	(2) 1'-10"	8'-0"	2 ³ / ₈ "	X		14	WOOD	P				WOOD					SUBMIT SHOP DWGS.			
	105		OFFICE	3'-0"	7'-0"	1 ³ / ₄ "		X	11	S.W.C.	P				A1								
	106		OFFICE	3'-0"	7'-0"	1 ³ / ₄ "		X	11	S.W.C.	P				A1								
	107		MEETING ROOM	3'-0"	7'-0"	1 ³ / ₄ "		X	11	S.W.C.	P				A1								
	108		MULTIPURPOSE ROOM	3'-0"	7'-0"	1 ³ / ₄ "		X	11	S.W.C.	P				A1								
	109		LOBBY WEST ENTRANCE	3'-0"	7'-0"	1 ³ / ₄ "		X	11	ALUMN.	P				METAL					SUBMIT SHOP DWGS.			
	110		MEN RESTROOM	3'-0"	7'-0"	1 ³ / ₄ "		X	11	S.W.C.	P				A1								
	111		WOMEN RESTROOM	3'-0"	7'-0"	1 ³ / ₄ "		X	11	S.W.C.	P				A1								
	112		LAUNDRY ROOM LANDING	(2) 3'-0"	7'-0"	1 ³ / ₄ "		X	10	H.M.C.	P				A1					180 DEGREE HINGES			
	113		EXISTING STAIR #1	3'-0"	7'-0"	1 ³ / ₄ "	X		11	H.M.C.	P				A2	2 HR	X						
	114		HOUSE KEEPING OFFICE	3'-0"	7'-0"	1 ³ / ₄ "		X	4	H.M.C.	P				D2								
	115		BACK OF HOUSE ENTRANCE	3'-0"	7'-0"	1 ³ / ₄ "		X	4	H.M.C.	P				D2								
	116		LUGGAGE ROOM	3'-0"	7'-0"	1 ³ / ₄ "		X	11	H.M.C.	P				A2								
	117		LOBBY	(2) 3'-0"	8'-0"	2 ³ / ₈ "	X		13	EXIST	P	X			WOOD			X					
	118		LOBBY	(2) 3'-0"	8'-0"	2 ³ / ₈ "	X		13	EXIST	P	X			WOOD				X				
	119		LOBBY	(2) 3'-0"	8'-0"	2 ³ / ₈ "	X		13	EXIST	P	X			WOOD				X				
	120		RESTAURANT	(2) 1'-10"	8'-0"	2 ³ / ₈ "	X		14	WOOD	P	X			WOOD				X		DOOR TO BE LOCKED		
	121		RESTAURANT	(2) 1'-10"	8'-0"	2 ³ / ₈ "	X		14	WOOD	P	X			WOOD				X		DOOR TO BE LOCKED		
	122		RESTAURANT	(2) 1'-10"	8'-0"	2 ³ / ₈ "	X		14	WOOD	P	X			WOOD								
	123		EXISTING STAIRS #3 CLOSET	3'-0"	7'-0"	2 ³ / ₈ "	X		11	S.W.C.	P				A1	1 HR							
	124		EXISTING STAIRS #2	3'-0"	7'-0"	1 ³ / ₄ "		X	8	H.M.	P	X			A2	2 HR	X						
	125		SERVER STATION	3'-0"	7'-0"	1 ³ / ₄ "		X	8	H.M.C.	P				A2								
	126		SERVER STATION	3'-0"	7'-0"	1 ³ / ₄ "		X	8	H.M.C.	P				A2								
	127		OUTDOOR TERRACE	(2) 1'-11"	8'-0"	2 ³ / ₈ "	X		13	WOOD	P				WOOD					SUBMIT SHOP DWGS.			
	128		OUTDOOR TERRACE	(2) 1'-11"	8'-0"	2 ³ / ₈ "	X		13	WOOD	P				WOOD					SUBMIT SHOP DWGS.			
	129		FOYER	(2) 1'-11"	8'-0"	2 ³ / ₈ "		X	13	WOOD	P				WOOD								
	130		FOYER	(2) 3'-0"	7'-0"	1 ³ / ₄ "		X	7/7A	H.M.C.	P				D2								
	131		MEN RESTROOM	3'-0"	7'-0"	1 ³ / ₄ "		X	4	S.W.C.	P				A1								
	132		MEN RESTROOM	3'-0"	7'-0"	1 ³ / ₄ "		X	4	H.M.C.	P				D2								
	133		WOMEN RESTROOM	3'-0"	7'-0"	1 ³ / ₄ "		X	4	H.M.C.	P				D2								
	134		WOMEN RESTROOM	3'-0"	7'-0"	1 ³ / ₄ "		X	4	S.W.C.	P				A1								
	135		KITCHEN	3'-0"	7'-0"	1 ³ / ₄ "		X	8	H.M.C.	P				D2								
	136		MDF ROOM	3'-0"	7'-0"	1 ³ / ₄ "		X	4	S.W.C.	P				A1								
	137		KITCHEN	3'-0"	7'-0"	1 ³ / ₄ "		X	8	H.M.C.	P				D2								
138		WOMEN EMPLOYEE RESTROOM	3'-0"	7'-0"	1 ³ / ₄ "		X	4	H.M.C.	P				D2									
139		WOMEN EMPLOYEE RESTROOM	3'-0"	7'-0"	1 ³ / ₄ "		X	4	S.W.C.	P				A1									
140		MEN EMPLOYEE RESTROOM	3'-0"	7'-0"	1 ³ / ₄ "		X	4	S.W.C.	P				A1									
141		MEN EMPLOYEE RESTROOM	3'-0"	7'-0"	1 ³ / ₄ "		X	4	H.M.C.	P				D2									
142		CHEF OFFICE	3'-0"	7'-0"	1 ³ / ₄ "		X	4	S.W.C.	P				A1									
143		BREAK ROOM	3'-0"	7'-0"	1 ³ / ₄ "		X	4	S.W.C.	P				D2									
144		HR OFFICE & STORAGE	3'-0"	7'-0"	1 ³ / ₄ "		X	4	S.W.C.	P				D2									
145		LAUNDRY	(2) 3'-0"	7'-0"	1 ³ / ₄ "		X	7/7A	H.M.C.	P				D2									
146		STORAGE	3'-0"	7'-0"	1 ³ / ₄ "		X	4	H.M.C.	P				D2									
147		B.O.H	8'-0"	7'-4"	1 ¹ / ₂ "		X	5	METAL	P				-									
148		TRASH ROOM LANDING (N.B.)	3'-0"	7'-0"	1 ³ / ₄ "		X	4	H.M.C.	P				A2									
149		TRASH ROOM	8'-0"	7'-4"	1 ¹ / ₂ "		X	5	METAL	P				-									
150		SERVICE ENTRANCE	3'-0"	7'-0"	1 ³ / ₄ "		X	4	H.M.C.	P				A2									
151		CLOSET	3'-0"	7'-0"	1 ³ / ₄ "		X	4	S.W.C.	P				A1									
152		MECH. / ELECT. ROOM	10'-0"	7'-4"	1 ¹ / ₂ "		X	5	METAL	P				-									
153		MAINTENANCE & STORAGE	3'-0"	7'-0"	1 ³ / ₄ "		X	4	H.M.C.	P				D2									

[illegible]

E. EXISTING DOORS SHALL BE SANDED SMOOTH TO REMOVE ALL SURFACE BLEMISHES, PRIMED & PAINTED TO A LIKE NEW APPEARANCE.

ALL EXTERIOR DOORS SHALL BE SHOP PRIMED W/ A RUST INHIBITIVE PRIMER & FIELD PAINTED W/ 2 COATS OF RUST INHIBITIVE ALKEND SEMI GLOSS PAINT.

ALL DIMENSIONS SHALL BE VERIFIED IN FIELD PRIOR TO COMMENCING THE WORK	NOTE: DOORS ON 3rd FLOOR WILL REPEAT ON FLOORS 4th, 5th, & 6th.
--	--

NOTE:
ALL HARDWARE TO
BE STAINLESS STEEL
COMMERCIAL GRADE.

NOTE:
FOR ALL DOOR
DETAILS REFER TO
SHEET A603

NOTE ON EXISTING WINDOWS AND DOORS:
THE EXISTING WINDOWS AND DOORS WILL ALL BE COMPLETELY REPLACED WITH NEW WINDOWS AND DOORS SYMPATHETIC TO THE ORIGINAL WINDOW/ DOOR CONFIGURATIONS BASED ON ORIGINAL PHOTOGRAPHS FROM THE OPENING OF THE HOTEL. WINDOWS AND DOORS WILL BE COMPOSED OF ALUMINUM TO WITHSTAND THE WEATHER TYPICAL OF THE REGION PER CODE REGULATIONS".

NOTE: ALL EXTERIOR HOLLOW METAL DOORS SHALL BE PRIMER ON ALL SURFACES WITH A RUST INHIBITED EPOXY PRIMER PRIOR TO INSTALLATION, AND FINISHED WITH 2 COATS ACRYL ENAMEL.

Δ QUANTITY TO BE VERIFIED BY GENERAL CONTRACTOR

NOTE: ALL EXTERIOR HOLLOW METAL DOORS SHALL BE PRIMER ON ALL SURFACES WITH A RUST INHIBITED EPOXY PRIMER PRIOR TO INSTALLATION, AND FINISHED WITH 2 COATS ALLOY ENAMEL.

DOOR SCHEDULE																										
DOOR															HARDWARE			REMARKS				DTL.				
FLOOR	DR #	LOCATION		SIZE			EXISTING TO BE REPLACED	NEW	TYPE	MATERIAL	FINISH	GLASS	LOUVER	ROLL UP	FRAME	LABEL	CLOSER	WEATHER STRIPING	THRESHOLD							
		ROOM NAME	WIDTH	HEIGHT	THICKNESS																					
SECOND FLOOR	201		UTILITY ROOM	3'-0"	7'-0"	1 3⁄4"		X	4	H.M.	P					A2										
	202		OUTDOOR TERRACE	3'-0"	7'-0"	1 3⁄4"		X	4	H.M.	P					D2	45 M.									
	203		TRASH ROOM	3'-0"	7'-0"	1 3⁄4"		X	4	H.M.	P					A1										
	204		LAUNDRY CLOSET	3'-0"	7'-0"	1 3⁄4"		X	4	H.M.	P					A1										
	205		ROOM 201 BEDROOM	3'-0"	7'-0"	1 3⁄4"		X	11	S.W.C.	P					A1										
	206		ROOM 214	3'-0"	7'-0"	1 3⁄4"		X	11	S.W.C.	P					A1	45 M.									
	207		ROOM 214 CLOSET	(2) 2'-0"	7'-0"	1 3⁄4"		X	6	H.M.	P					A1										
	208		ROOM 216	3'-0"	7'-0"	1 3⁄4"		X	11	S.W.C.	P					D2	45 M.									
	209		ROOM 216 CLOSET	(2) 2'-0"	7'-0"	1 3⁄4"		X	6	H.M.	P					A1										
	210		ROOM 217	3'-0"	7'-0"	1 3⁄4"		X	11	S.W.C.	P					A1	45 M.									
	211		ROOM 217 CLOSET	(2) 2'-0"	7'-0"	1 3⁄4"		X	6	H.M.	P					D2										
	212		ROOM 219	3'-0"	7'-0"	1 3⁄4"		X	11	S.W.C.	P					A1	45 M.									
	213		ROOM 219 CLOSET	(2) 2'-0"	7'-0"	1 3⁄4"		X	6	H.M.	P					D2										
	214		ROOM 219 BEDROOM	3'-0"	7'-0"	1 3⁄4"		X	11	S.W.C.	P					A1										
	215		ROOM 219 BATHROOM	3'-0"	7'-0"	1 3⁄4"		X	11	S.W.C.	P					A1										
	216		ROOM 218 BATHROOM	3'-0"	7'-0"	1 3⁄4"		X	11	S.W.C.	P					A1										
	217		ROOM 218 BEDROOM	3'-0"	7'-0"	1 3⁄4"		X	11	S.W.C.	P					A1										
	218		ROOM 218 CLOSET	(2) 2'-0"	7'-0"	1 3⁄4"		X	6	H.M.	P					D2										
	219		ROOM 218	3'-0"	7'-0"	1 3⁄4"		X	11	S.W.C.	P					A1	45 M.									
	220		ROOM 215 CLOSET	(2) 2'-0"	7'-0"	1 3⁄4"		X	6	H.M.	P					D2										
	221		ROOM 215 BATHROOM	3'-0"	7'-0"	1 3⁄4"		X	11	S.W.C.	P					A1										
	222		ROOM 215	3'-0"	7'-0"	1 3⁄4"		X	11	S.W.C.	P					A1	45 M.									
	223		EXISTING STAIR #1	3'-0"	7'-0"	1 3⁄4"	X		4	H.M.	P					A2	2 HR	X								
	224		MEZZANINE LOBBY	3'-0"	7'-0"	1 3⁄4"		X	11	S.W.C.	P					A1										
	225		OUTDOOR TERRACE	(2) 2'-6"	6'-10"	2 3⁄8"		X	4	H.M.	P					D2					SUBMIT SHOP DWGS.					
	226		OUTDOOR TERRACE	(2) 2'-6"	6'-10"	2 3⁄8"		X	4	H.M.	P					D2					SUBMIT SHOP DWGS.					
	227		OUTDOOR TERRACE	(2) 2'-6"	6'-10"	2 3⁄8"		X	4	H.M.	P					D2					SUBMIT SHOP DWGS.					
	228		OUTDOOR TERRACE	(2) 2'-6"	6'-10"	2 3⁄8"		X	4	H.M.	P					D2					SUBMIT SHOP DWGS.					
	229		MEZZANINE LOBBY	3'-0"	7'-0"	1 3⁄4"		X	11	S.W.C.	P					A1										
	230		UTILITY ROOM	3'-0"	7'-0"	1 3⁄4"		X	11	S.W.C.	P					A1										
	231		ROOM 204	3'-0"	7'-0"	1 3⁄4"		X	11	S.W.C.	P					A1	45 M.									
	232		ROOM 204 BATHROOM	3'-0"	7'-0"	1 3⁄4"		X	11	S.W.C.	P					A1										
	233		ROOM 204 CLOSET	(2) 2'-0"	7'-0"	1 3⁄4"		X	6	H.M.	P					D2										
	234		ROOM 202	3'-0"	7'-0"	1 3⁄4"		X	11	S.W.C.	P					A1	45 M.									
	235		ROOM 202 CLOSET	(2) 2'-0"	7'-0"	1 3⁄4"		X	6	H.M.	P					D2										
	236		ROOM 202 BEDROOM	3'-0"	7'-0"	1 3⁄4"		X	11	S.W.C.	P					A1										
	237		ROOM 202 TERRACE	3'-8"	7'-0"	2 3⁄8"		X	16	WOOD	P	X				WOOD					SUBMIT SHOP DWGS.					
	238		ROOM 202 BATHROOM	3'-0"	7'-0"	1 3⁄4"		X	11	S.W.C.	P					A1										
	239		ROOM 201	3'-0"	7'-0"	1 3⁄4"		X	11	S.W.C.	P					A1	45 M.									
	240		ROOM 201 CLOSET	(2) 2'-0"	7'-0"	1 3⁄4"		X	6	H.M.	P					D2										
	241		ROOM 201 BATHROOM	3'-0"	7'-0"	1 3⁄4"		X	11	S.W.C.	P					A1										
	242		ROOM 201 BEDROOM	3'-0"	7'-0"	1 3⁄4"		X	11	S.W.C.	P					A1										
	243		ROOM 201 TERRACE	3'-8"	7'-0"	2 3⁄8"		X	15	WOOD	P	X				WOOD					SUBMIT SHOP DWGS.					
	244		ROOM 203	3'-0"	7'-0"	1 3⁄4"		X	11	S.W.C.	P					A1	45 M.									
	245		ROOM 203 CLOSET	(2) 2'-0"	7'-0"	1 3⁄4"		X	6	H.M.	P					D2										
	246		ROOM 203 TERRACE	3'-8"	7'-0"	2 3⁄8"		X	15	WOOD	P	X				WOOD					SUBMIT SHOP DWGS.					
	247		ROOM 205	3'-0"	7'-0"	1 3⁄4"		X	11	S.W.C.	P					A1	45 M.									
	248		ROOM 205 CLOSET	(2) 2'-0"	7'-0"	1 3⁄4"		X	6	H.M.	P					D2										
	249		ROOM 205 TERRACE	3'-8"	7'-0"	2 3⁄8"		X	15	WOOD	P	X				WOOD					SUBMIT SHOP DWGS.					
	250		ROOM 206	3'-0"	7'-0"	1 3⁄4"		X	11	S.W.C.	P					A1	45 M.									
	251		ROOM 206 CLOSET	(2) 2'-0"	7'-0"	1 3⁄4"		X	6	H.M.	P					D2										
	252		ROOM 206 TERRACE	3'-8"	7'-0"	2 3⁄8"		X	15	WOOD	P	X				WOOD					SUBMIT SHOP DWGS.					
	253		ROOM 207	3'-0"	7'-0"	1 3⁄4"		X	11	S.W.C.	P					A1	45 M.									
	254		ROOM 207 BATHROOM	3'-0"	7'-0"	1 3⁄4"		X	11	S.W.C.	P					A1										
	255		ROOM 207 BEDROOM	3'-0"	7'-0"	1 3⁄4"		X	11	S.W.C.	P					A1										
	256		ROOM 207 TERRACE	3'-8"	7'-0"	2 3⁄8"		X	15	WOOD	P	X				WOOD					SUBMIT SHOP DWGS.					
	257		ROOM 208	3'-0"	7'-0"	1 3⁄4"		X	11	S.W.C.	P					A1	45 M.									
	258		ROOM 208 BATHROOM	3'-0"	7'-0"	1 3⁄4"		X	11	S.W.C.	P					A1										
	259		OUTDOOR TERRACE	(2) 2'-6"	6'-10"	1 3⁄4"		X	4	H.M.	P					D2					DOOR TO BE LOCKED. SUBMIT SHOP DWGS.					
	260		EXISTING STAIRS #2	3'-0"	7'-0"	1 3⁄4"	X		8	H.M.	P	X				A2	2 HR	X								
	261		ROOM 219 TERRACE	3'-8"	7'-0"	2 3⁄8"		X	15	WOOD	P	X				WOOD					SUBMIT SHOP DWGS.					
	262		ROOM 218 TERRACE	3'-8"	7'-0"	2 3⁄8"		X	15	WOOD	P	X				WOOD					SUBMIT SHOP DWGS.					
	263		ROOM 201 TERRACE	3'-8"	7'-0"	2 3⁄8"		X	15	WOOD	P	X				WOOD					SUBMIT SHOP DWGS.					
	264		ROOM 217/ROOM 219	3'-0"	7'-0"	1 3⁄4"		X	11	S.W.C.	P					A1	45 M.									
	265		ROOM 214 BATHROOM	3'-0"	7'-0"	1 3⁄4"		X	11	S.W.C.	P					A1										
	266		ROOM 201/ROOM 203	3'-0"	7'-0"	1 3⁄4"		X	11	S.W.C.	P					A1	45 M.									
	267		ROOM 206/ROOM 207	3'-0"	7'-0"	1 3⁄4"		X	11	S.W.C.	P					A1	45 M.									
	268		ROOM 207 CLOSET	(2) 2'-0"	7'-0"	1 3⁄4"		X	6	H.M.	P					D2										

E. EXISTING DOORS SHALL BE SANDED SMOOTH TO REMOVE ALL SURFACE BLEMISHES, PRIMED & PAINTED TO A LIKE NEW APPEARANCE.

ALL EXTERIOR DOORS SHALL BE SHOP PRIMED W/ A RUST INHIBITIVE PRIMER & FIELD PAINTED W/ 2 COATS OF RUST INHIBITIVE ALKEND SEMI GLOSS PAINT.

ALL DIMENSIONS SHALL BE VERIFIED IN FIELD PRIOR TO COMMENCING THE WORK

NOTE: ALL HARDWARE TO BE STAINLESS STEEL COMMERCIAL GRADE.

NOTE: FOR ALL DOOR DETAILS REFER TO SHEET A603

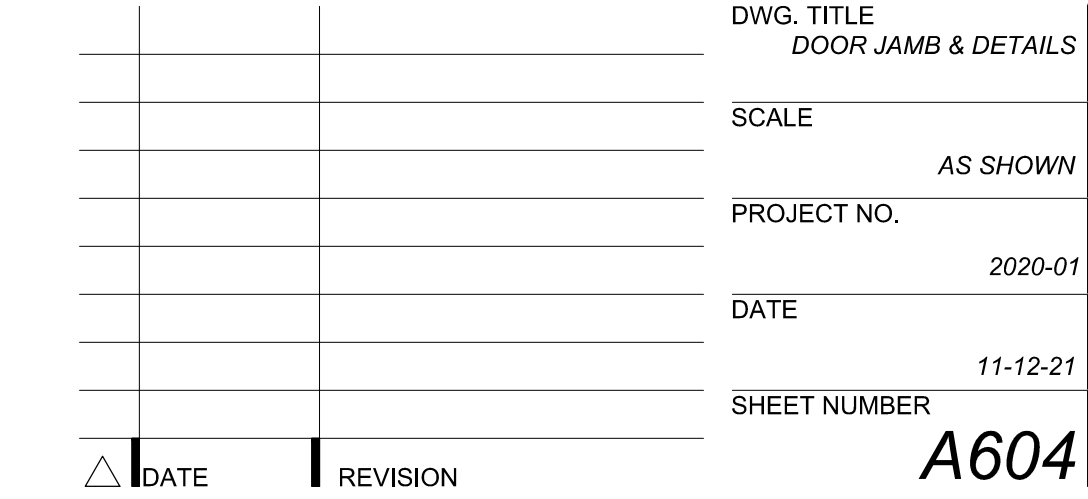
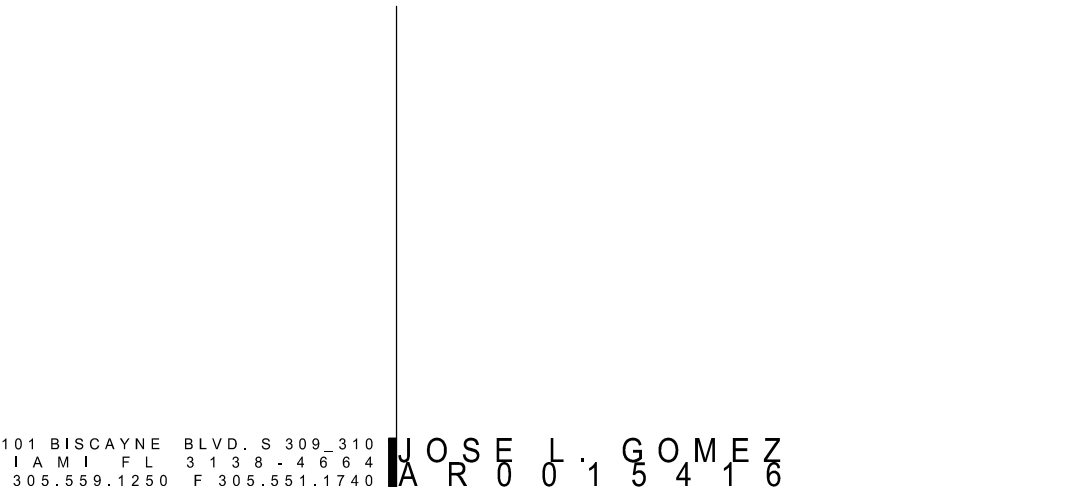
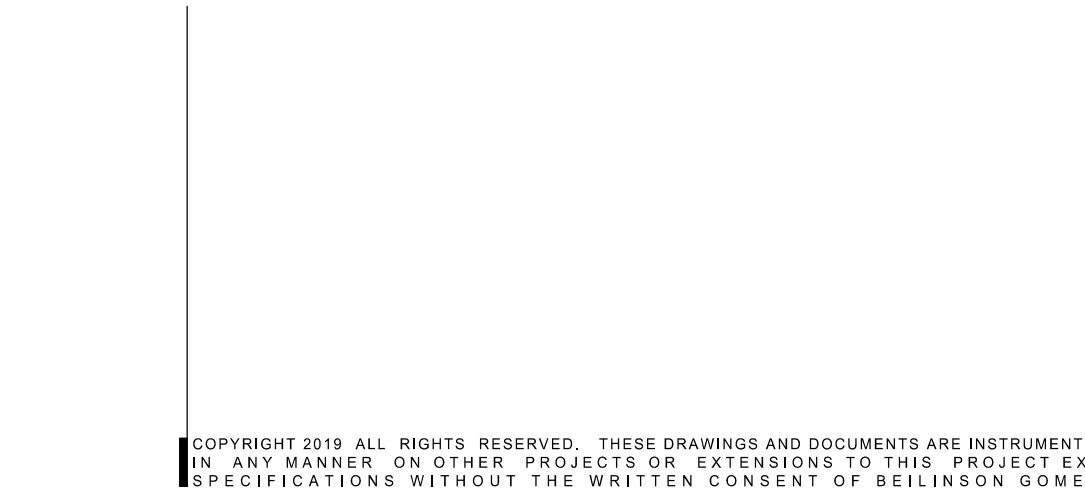
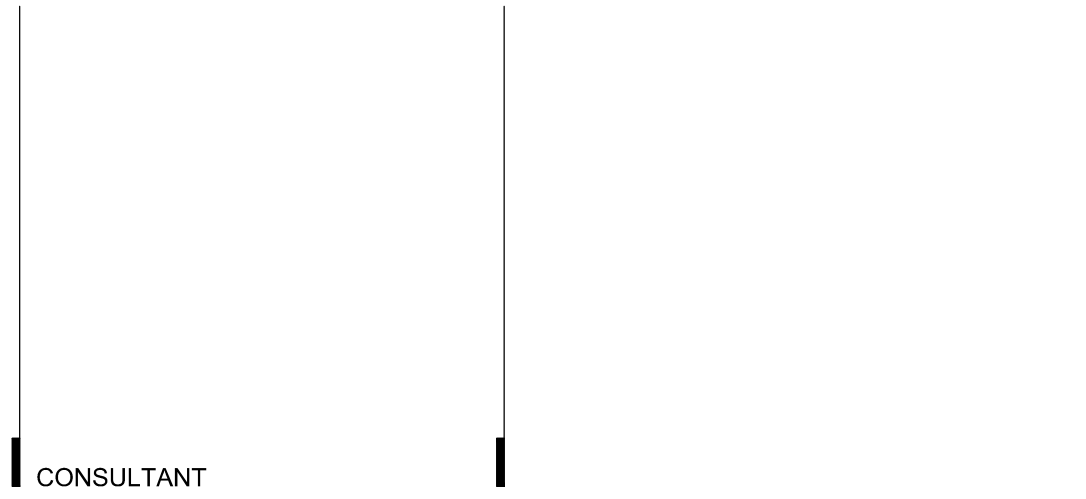
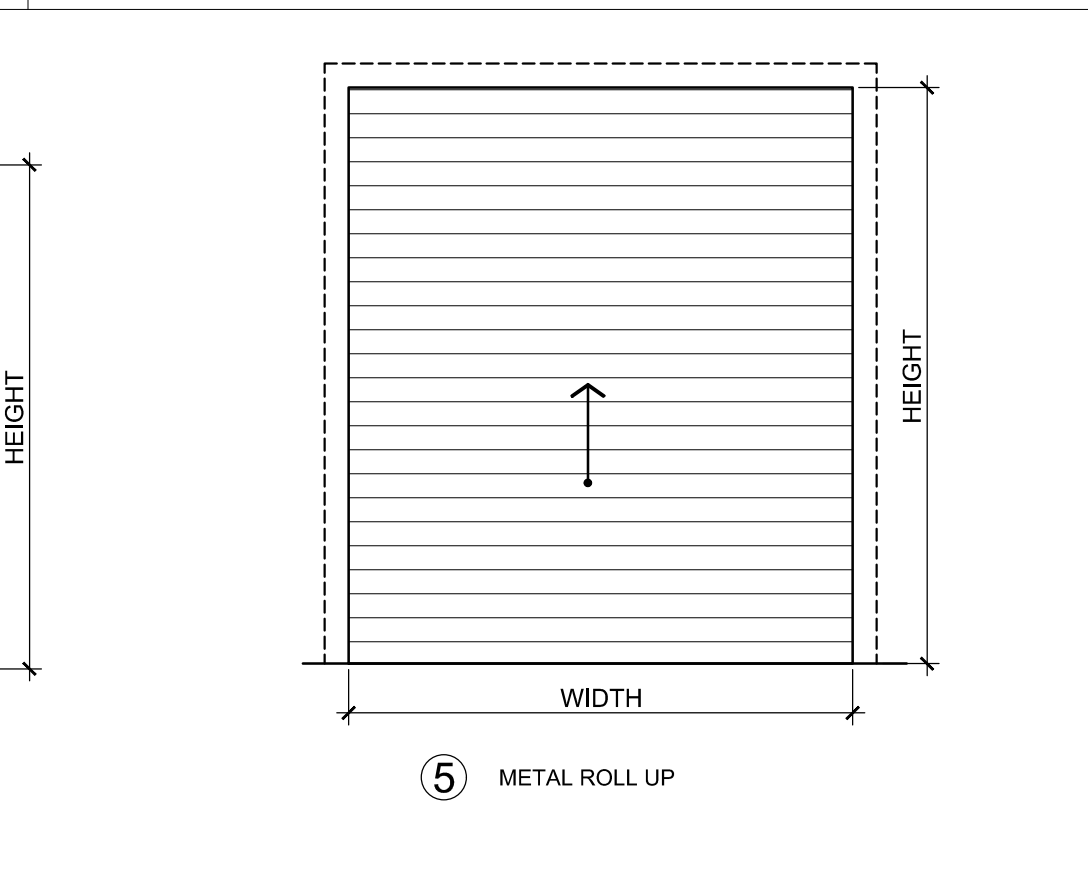
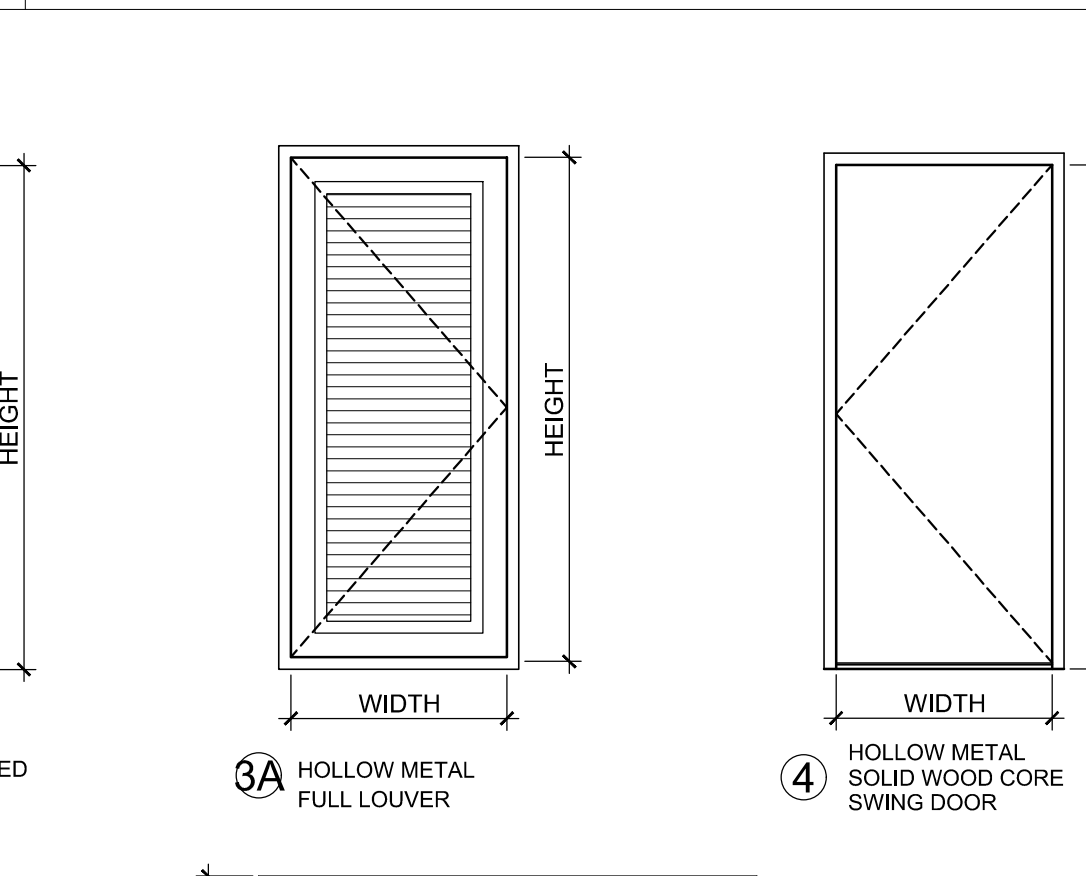
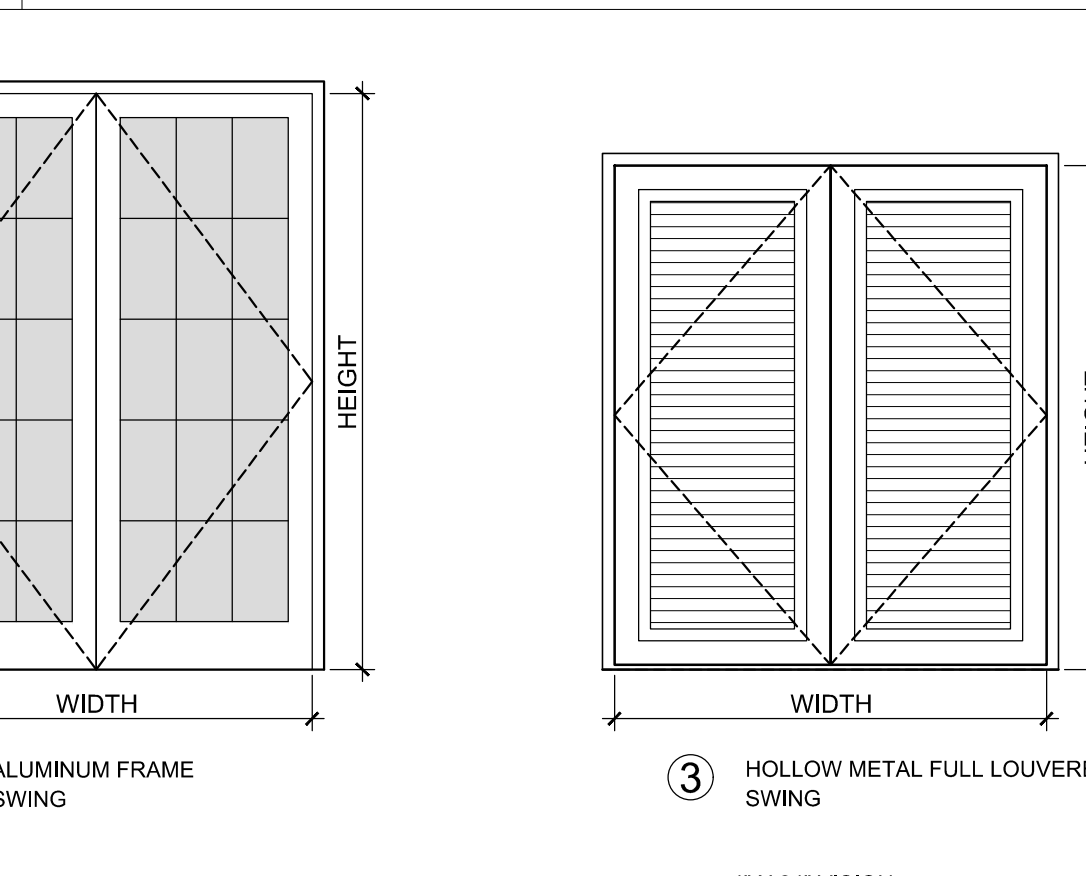
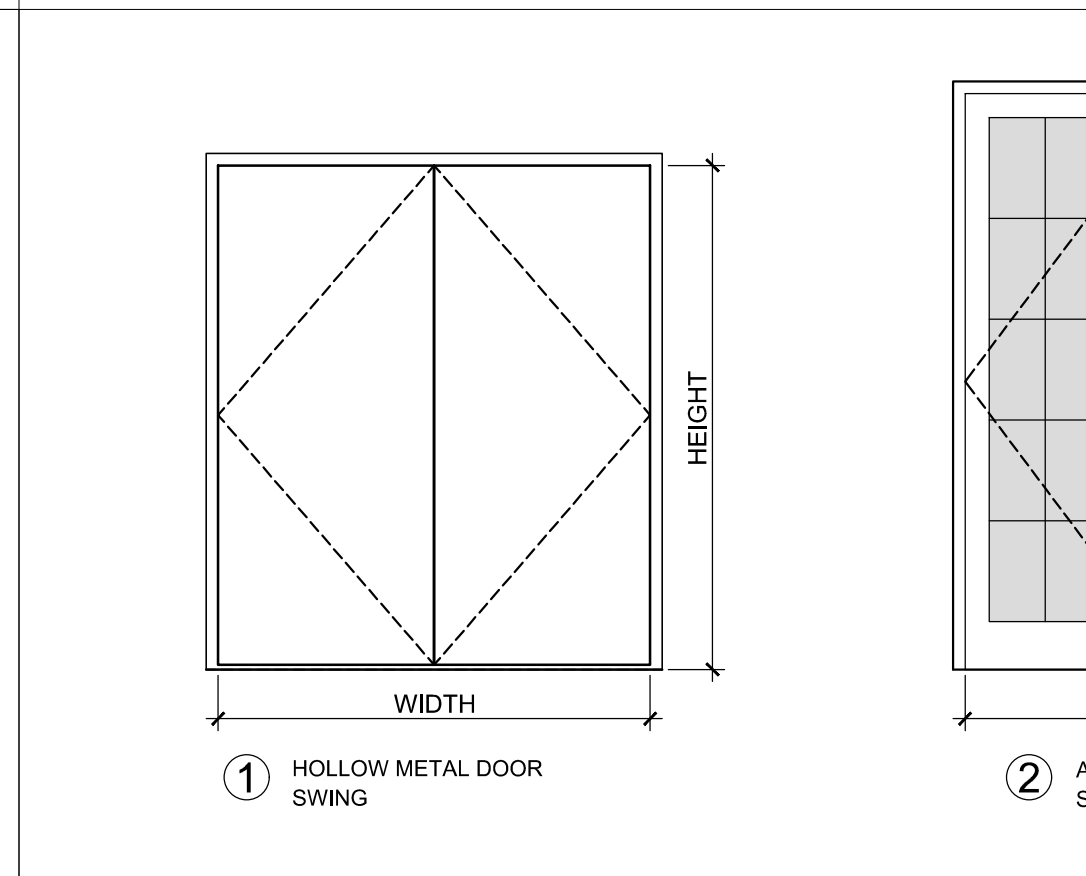
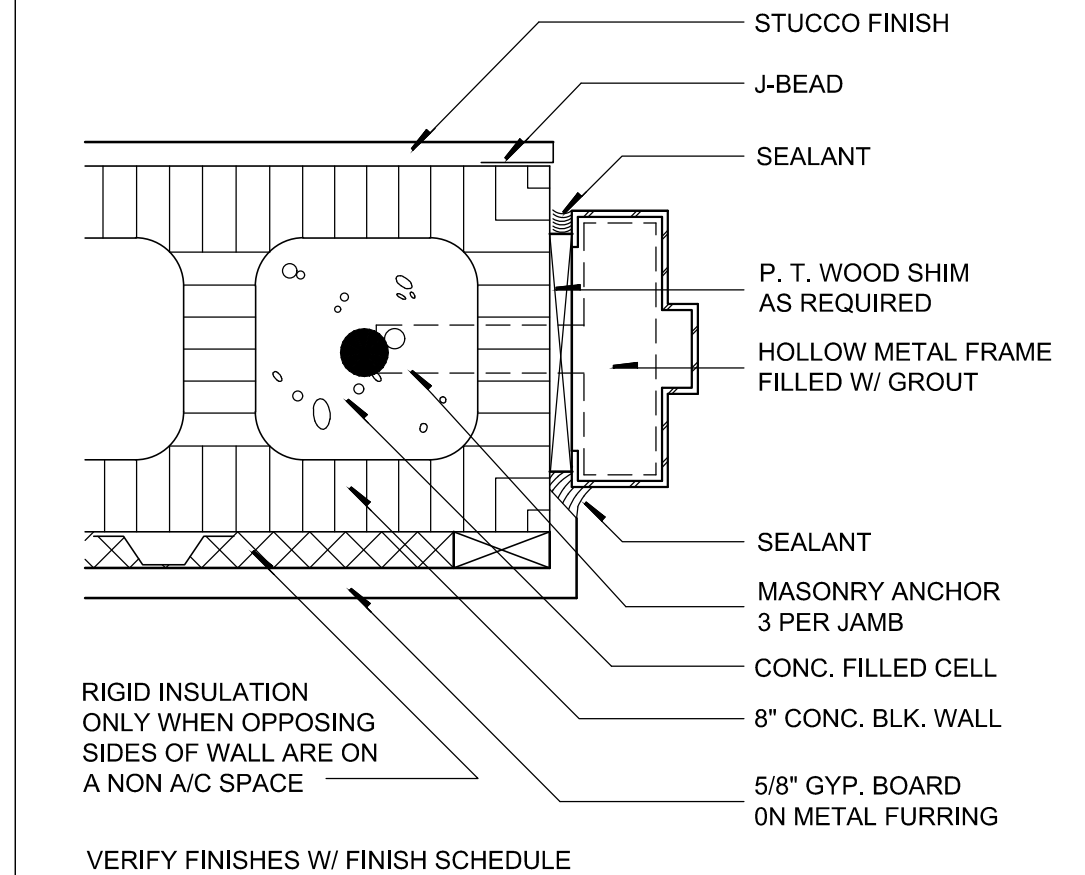
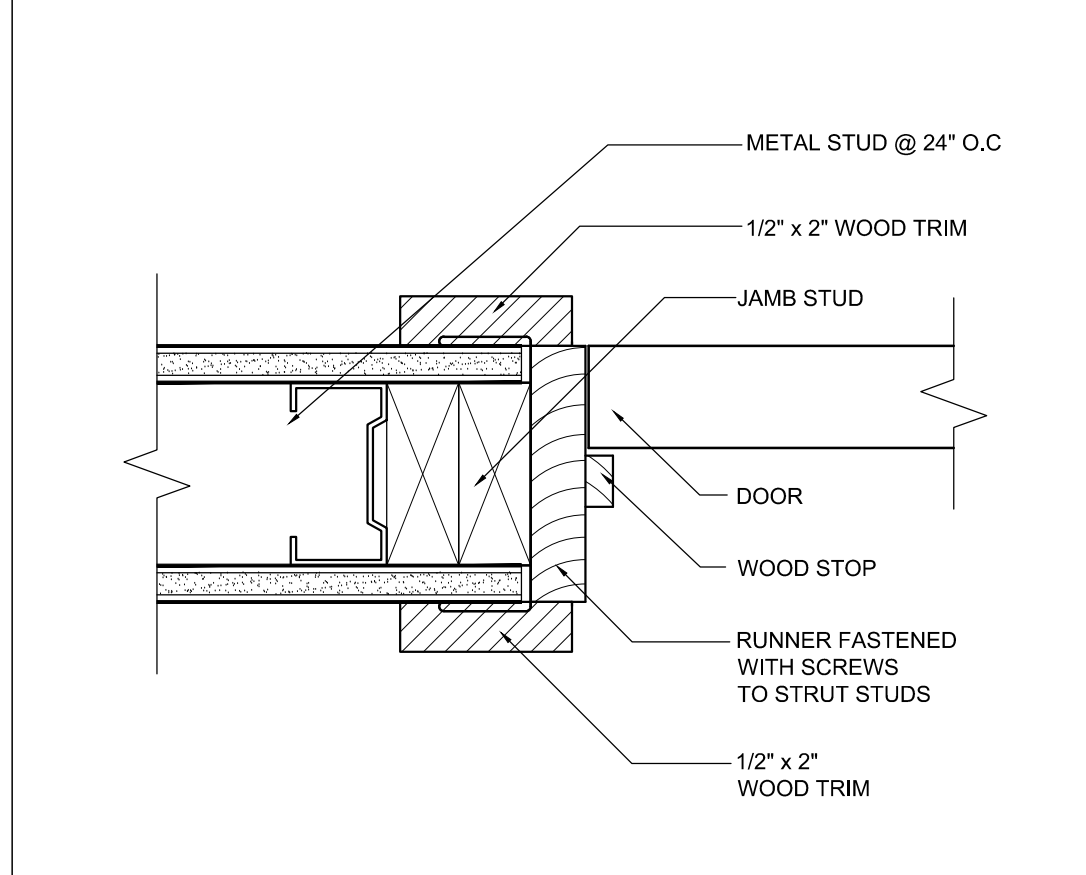
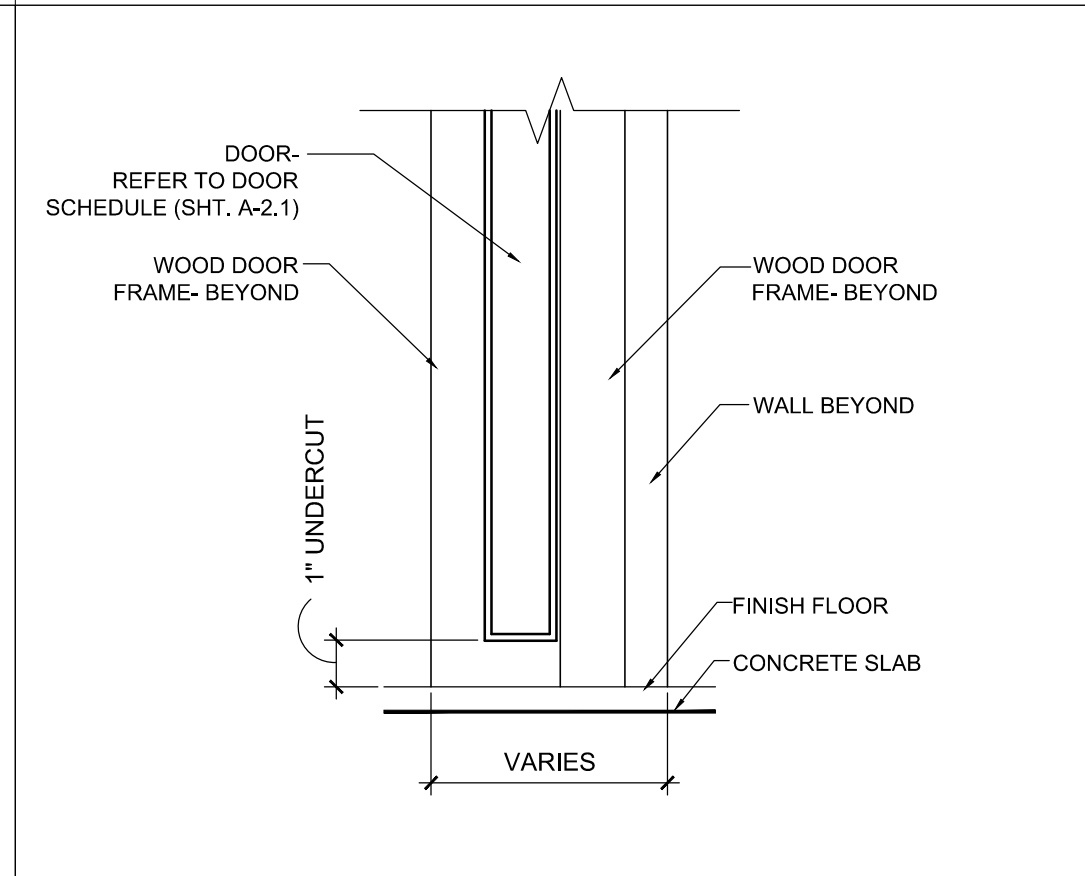
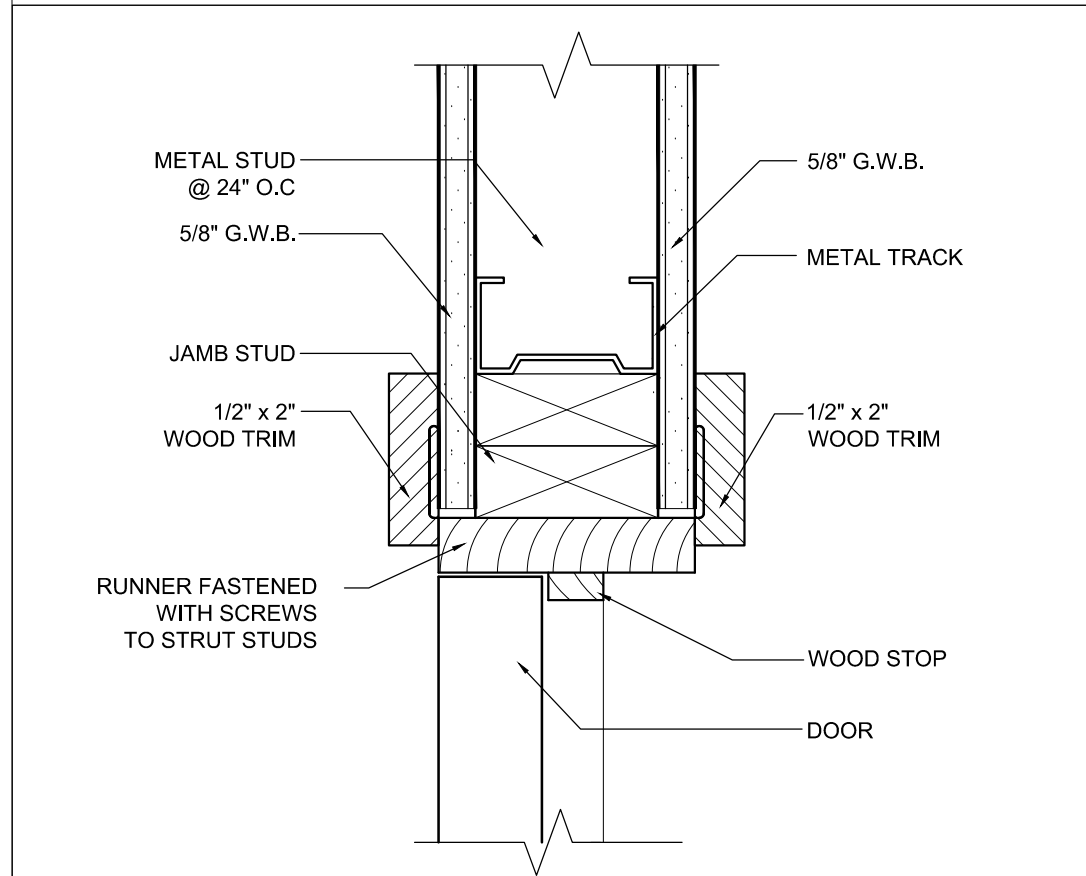
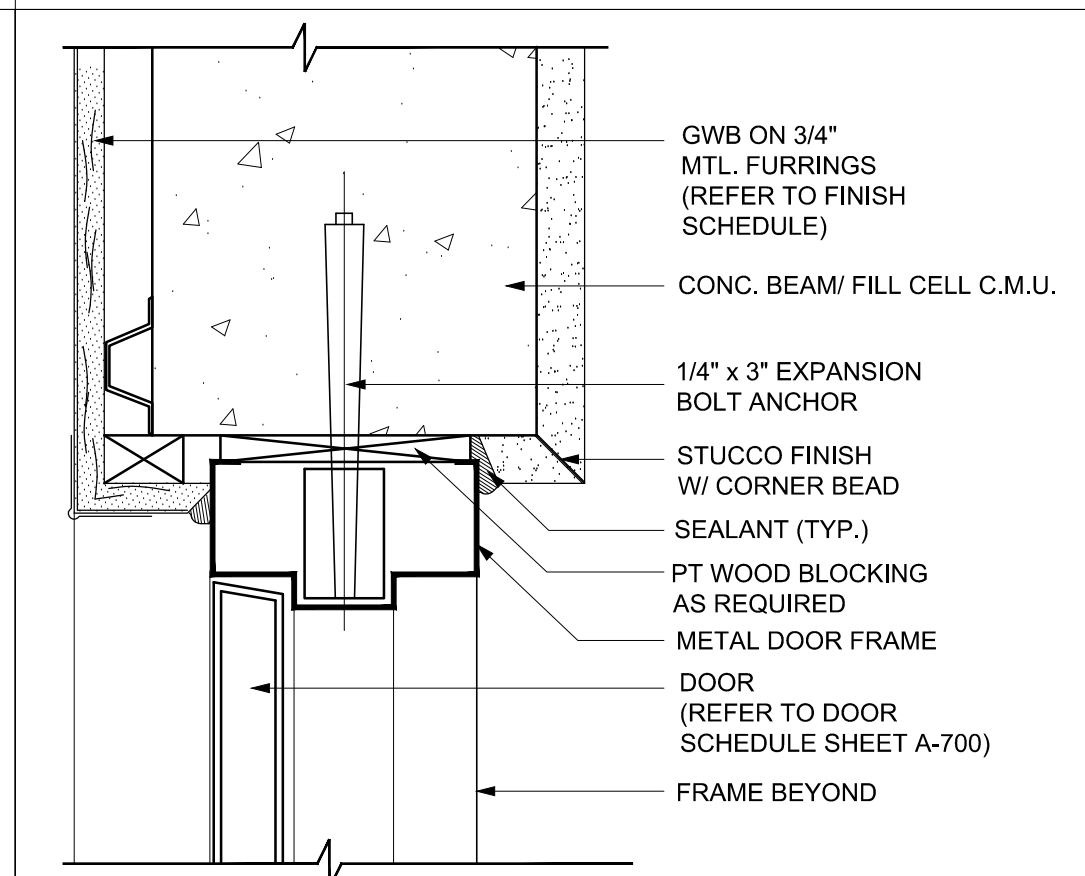
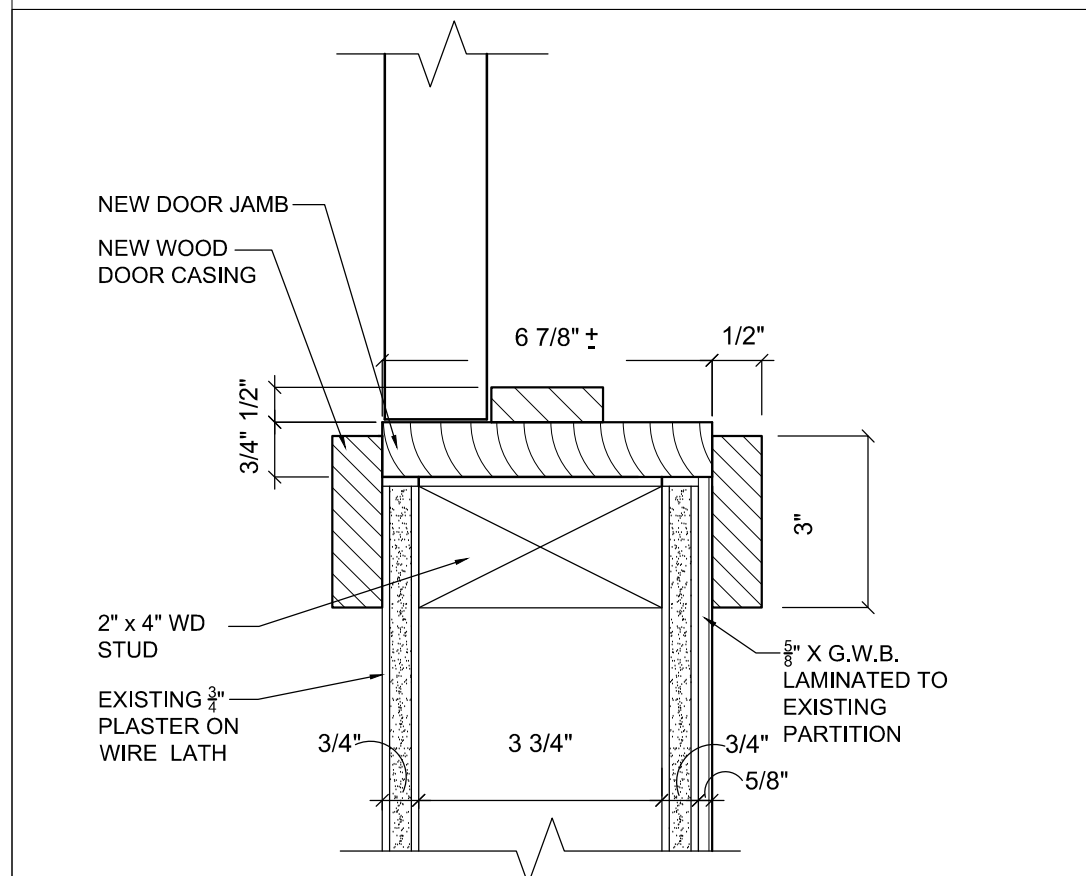
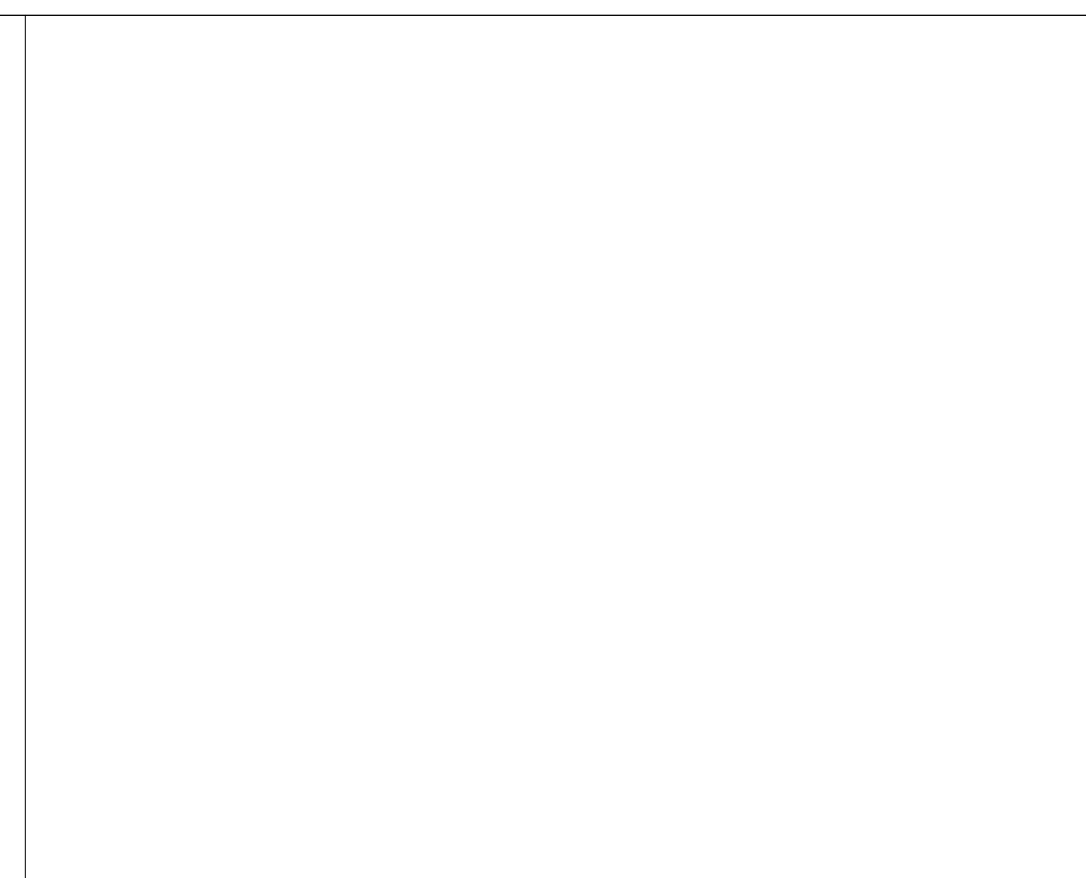
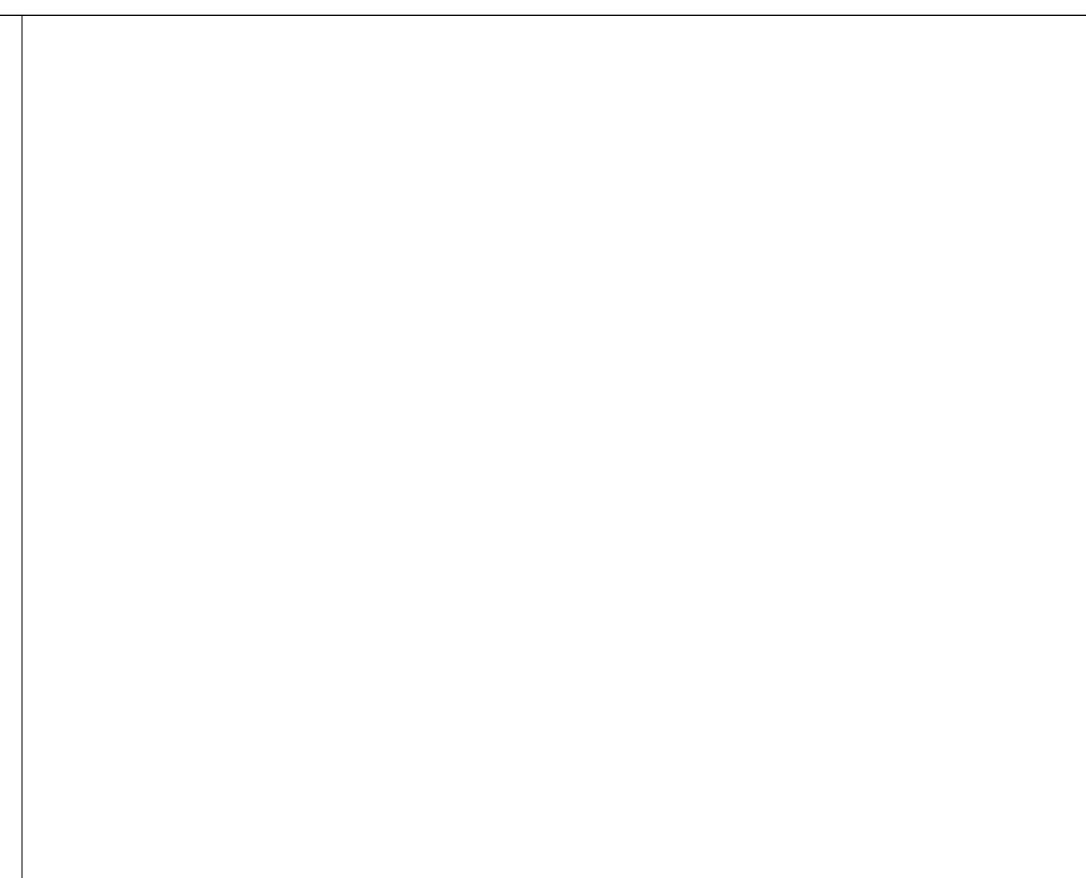
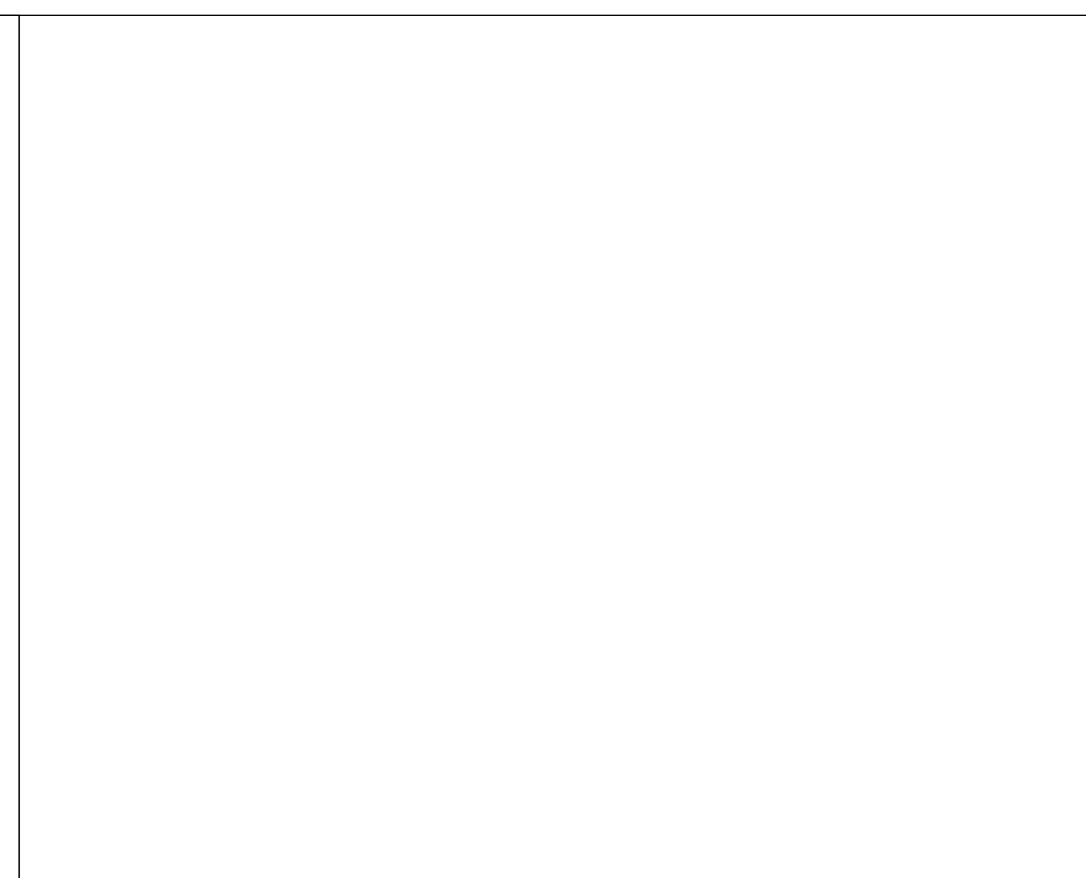
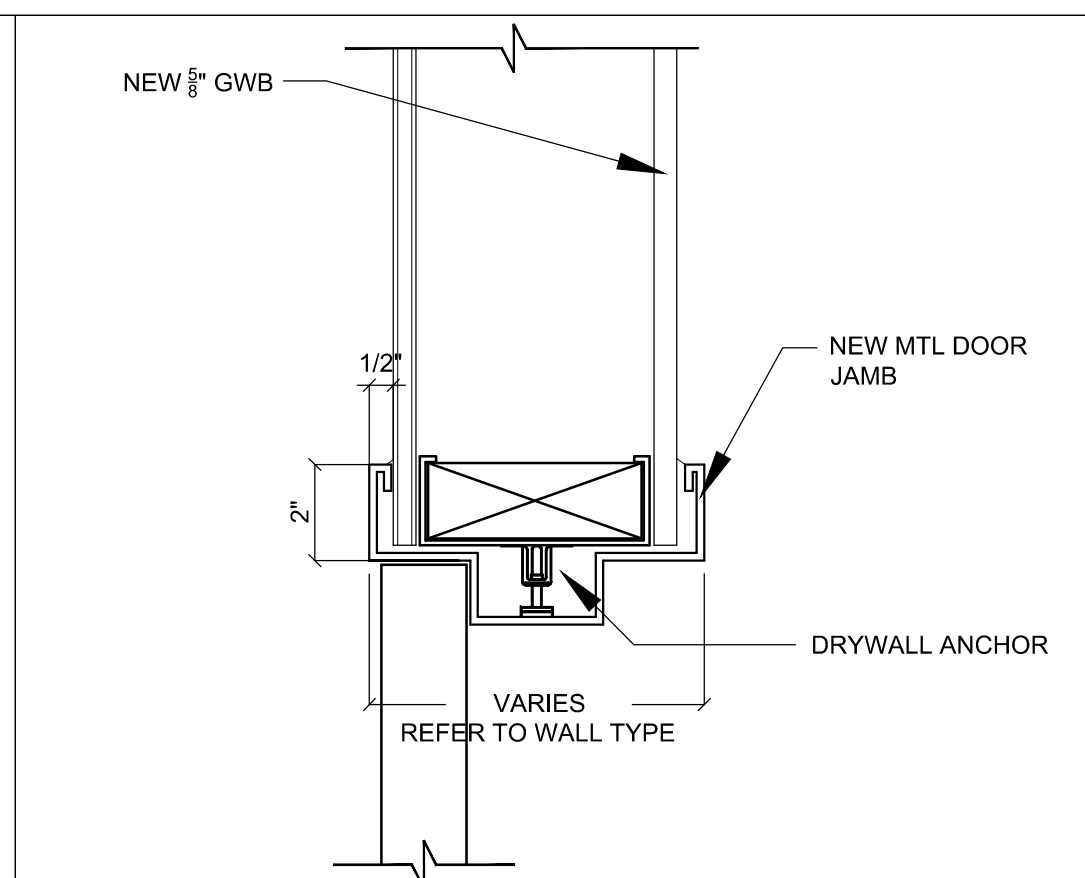
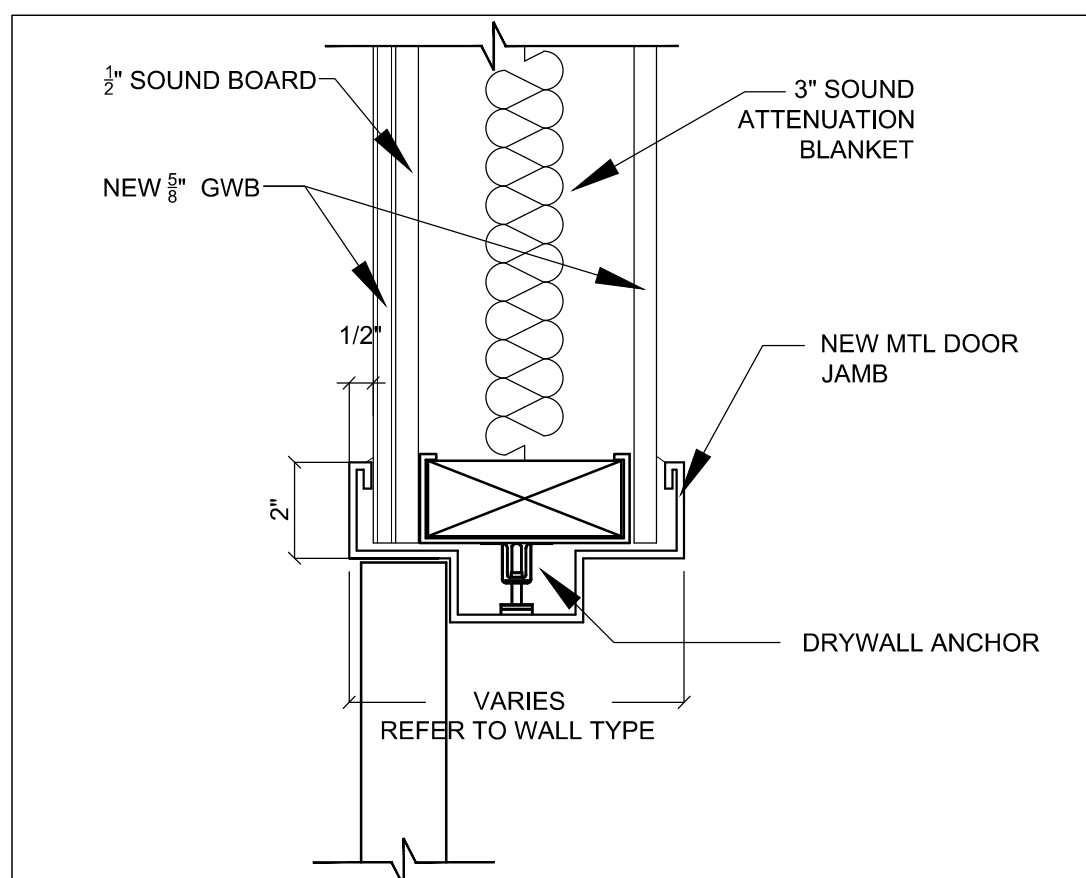
NOTE: ALL EXTERIOR HOLLOW METAL DOORS SHALL BE PRIMER ON ALL SURFACES WITH A RUST INHIBITED EPOXY PRIMER PRIOR TO INSTALLATION, AND FINISHED WITH 2 COATS ALLOY ENAMEL

NOTE ON EXISTING WINDOWS AND DOORS: THE EXISTING WINDOWS AND DOORS WILL ALL BE COMPLETELY REPLACED WITH NEW WINDOWS AND DOORS SYMPHETIC TO THE ORIGINAL WINDOW/ DOOR CONFIGURATIONS BASED ON ORIGINAL PHOTOGRAPHS FROM THE OPENING OF THE HOTEL. WINDOWS AND DOORS WILL BE COMPOSED OF ALUMINUM TO WITHSTAND THE WEATHER TYPICAL OF THE REGION PER CODE REGULATIONS.

NOTE: ALL EXTERIOR HOLLOW METAL DOORS SHALL BE PRIMER ON ALL SURFACES WITH A RUST INHIBITED EPOXY PRIMER PRIOR TO INSTALLATION, AND FINISHED WITH 2 COATS ALLOY ENAMEL

A. QUANTITY TO BE VERIFIED BY GENERAL CONTRACTOR.

DOOR SCHEDULE																										
DOOR															HARDWARE			REMARKS			DTL.					
		LOCATION		SIZE			EXISTING DOOR TO BE REPLACED	NEW	TYPE	MATERIAL	FINISH	GLASS	LOUVER	ROLL UP	FRAME	LABEL	CLOSER	WEATHER STRIPING	THRESHOLD							
FLOOR	DR. #	ROOM NAME	WIDTH	HEIGHT	THICKNESS																					
THIRD TO SIXTH FLOOR	302	ROOM 313 CLOSET	(2) 2'-0"	7'-0"	1 1⁄2"		X	6	H.M.	P					A1											
	303	ROOM 313	3'-0"	7'-0"	1 1⁄2"		X	11	S.W.C.	P					A1	45 M.										
	304	TRASH ROOM	3'-0"	7'-0"	1 1⁄2"		X	4	H.M.	P					A1											
	304	LAUNDRY CLOSET	3'-0"	7'-0"	1 1⁄2"		X	4	H.M.	P					A1											
	305	ROOM 314	3'-0"	7'-0"	1 1⁄2"		X	11	S.W.C.	P					A1	45 M.										
	306	ROOM 314 CLOSET	(2) 2'-0"	7'-0"	1 1⁄2"		X	6	H.M.	P					A1											
	307	ROOM 314 BEDROOM	3'-0"	7'-0"	1 1⁄2"		X	11	S.W.C.	P					A1											
	308	ROOM 316	3'-0"	7'-0"	1 1⁄2"		X	11	S.W.C.	P					A1	45 M.										
	309	ROOM 316 CLOSET	(2) 2'-0"	7'-0"	1 1⁄2"		X	6	H.M.	P					D2											
	310	ROOM 317	3'-0"	7'-0"	1 1⁄2"		X	11	S.W.C.	P					A1	45 M.										
	311	ROOM 317 CLOSET	(2) 2'-0"	7'-0"	1 1⁄2"		X	6	H.M.	P					D2											
	312	ROOM 319	3'-0"	7'-0"	1 1⁄2"		X	11	S.W.C.	P					A1	45 M.										
	313	ROOM 319 CLOSET	(2) 2'-0"	7'-0"	1 1⁄2"		X	6	H.M.	P					D2											
	314	ROOM 319 BATHROOM	3'-0"	7'-0"	1 1⁄2"		X	11	S.W.C.	P					A1											
	315	ROOM 319 BEDROOM	3'-0"	7'-0"	1 1⁄2"		X	11	S.W.C.	P					A1											
	316	ROOM 318	3'-0"	7'-0"	1 1⁄2"		X	11	S.W.C.	P					A1	45 M.										
	317	ROOM 318 CLOSET	(2) 2'-0"	7'-0"	1 1⁄2"		X	6	H.M.	P					D2											
	318	ROOM 318 BEDROOM	3'-0"	7'-0"	1 1⁄2"		X	11	S.W.C.	P					A1											
	319	ROOM 318 BATHROOM	3'-0"	7'-0"	1 1⁄2"		X	11	S.W.C.	P					A1											
	320	ROOM 315	3'-0"	7'-0"	1 1⁄2"		X	11	S.W.C.	P					A1	45 M.										
	321	ROOM 315 BATHROOM	3'-0"	7'-0"	1 1⁄2"		X	11	S.W.C.	P					A1											
	322	ROOM 315 CLOSET	(2) 2'-0"	7'-0"	1 1⁄2"		X	6	H.M.	P					D2											
	323	EXISTING STAIR #1	3'-0"	7'-0"	1 1⁄2"		X		4	H.M.	P				A2	2 HR	X									
	324	ROOM 312	3'-0"	7'-0"	1 1⁄2"		X	11	S.W.C.	P					A1	45 M.										
	325	ROOM 312 CLOSET	(2) 2'-0"	7'-0"	1 1⁄2"		X	6	H.M.	P					D2											
	326	ROOM 312 BATHROOM	3'-0"	7'-0"	1 1⁄2"		X	11	S.W.C.	P					A1											
	327	ROOM 311	3'-0"	7'-0"	1 1⁄2"		X	11	S.W.C.	P					A1	45 M.										
	328	ROOM 311 CLOSET	(2) 2'-0"	7'-0"	1 1⁄2"		X	6	H.M.	P					D2											
	329	ROOM 311 BATHROOM	3'-0"	7'-0"	1 1⁄2"		X	11	S.W.C.	P					A1											
	330	ROOM 310	3'-0"	7'-0"	1 1⁄2"		X	11	S.W.C.	P					A1	45 M.										
	331	ROOM 310 BATHROOM	3'-0"	7'-0"	1 1⁄2"		X	11	S.W.C.	P					A1											
	332	ROOM 310 CLOSET	(2) 2'-0"	7'-0"	1 1⁄2"		X	6	H.M.	P					D2											
	333	ROOM 309	3'-0"	7'-0"	1 1⁄2"		X	11	S.W.C.	P					A1	45 M.										
	334	ROOM 309 BATHROOM	3'-0"	7'-0"	1 1⁄2"		X	11	S.W.C.	P					A1											
	335	ROOM 309 CLOSET	(2) 2'-0"	7'-0"	1 1⁄2"		X	6	H.M.	P					D2											
	336	EXISTING STAIRS #2	3'-0"	7'-0"	1 1⁄2"	X		8	H.M.	P		X			A2	2 HR	X									
337	UTILITY ROOM	3'-0"	7'-0"	1 1⁄2"		X	11	S.W.C.	P					A1												
338	ROOM 304	3'-0"	7'-0"	1 1⁄2"		X	11	S.W.C.	P					A1	45 M.											
339	ROOM 304 CLOSET	(2) 2'-0"	7'-0"	1 1⁄2"		X	6	H.M.	P					D2												
340	ROOM 304 BATHROOM	3'-0"	7'-0"	1 1⁄2"		X	11	S.W.C.	P					A1												
341	ROOM 302	3'-0"	7'-0"	1 1⁄2"		X	11	S.W.C.	P					A1	45 M.											
342	ROOM 302 CLOSET	(2) 2'-0"	7'-0"	1 1⁄2"		X	6	H.M.	P					D2												
343	ROOM 302 BEDROOM	3'-0"	7'-0"	1 1⁄2"		X	11	S.W.C.	P					A1												
344	ROOM 302 BATHROOM	3'-0"	7'-0"	1 1⁄2"		X	11	S.W.C.	P					A1												
345	ROOM 301	3'-0"	7'-0"	1 1⁄2"		X	11	S.W.C.	P					A1	45 M.											
346	ROOM 301 CLOSET	(2) 2'-0"	7'-0"	1 1⁄2"		X	6	H.M.	P					D2												
347	ROOM 301 BATHROOM	3'-0"	7'-0"	1 1⁄2"		X	11	S.W.C.	P					A1												
348	ROOM 301 BEDROOM	3'-0"	7'-0"	1 1⁄2"		X	11	S.W.C.	P					A1												
349	ROOM 303	3'-0"	7'-0"	1 1⁄2"		X	11	S.W.C.	P					A1	45 M.											
350	ROOM 303 CLOSET	(2) 2'-0"	7'-0"	1 1⁄2"		X	6	H.M.	P					D2												
351	ROOM 305	3'-0"	7'-0"	1 1⁄2"		X	11	S.W.C.	P					A1	45 M.											
352	ROOM 305 CLOSET	(2) 2'-0"	7'-0"	1 1⁄2"		X	6	H.M.	P					D2												
353	ROOM 306	3'-0"	7'-0"	1 1⁄2"		X	11	S.W.C.	P					A1	45 M.											
354	ROOM 306 CLOSET	(2) 2'-0"	7'-0"	1 1⁄2"		X	6	H.M.	P					D2												
355	ROOM 307	3'-0"	7'-0"	1 1⁄2"		X	11	S.W.C.	P					A1	45 M.											
356	ROOM 307 BATHROOM	3'-0"	7'-0"	1 1⁄2"		X	11	S.W.C.	P					A1												
357	ROOM 307 BEDROOM	3'-0"	7'-0"	1 1⁄2"		X	11	S.W.C.	P					A1												
358	ROOM 308	3'-0"	7'-0"	1 1⁄2"		X	11	S.W.C.	P					A1	45 M.											
359	ROOM 308 BATHROOM	3'-0"	7'-0"	1 1⁄2"		X	11	S.W.C.	P					A1												
360	ROOM 308 CLOSET	(2) 2'-0"	7'-0"	1 1⁄2"		X	6	H.M.	P					D2												
361	ROOM 307 CLOSET	(2) 2'-0"	7'-0"	1 1⁄2"		X	6	H.M.	P					D2												
362	ROOM 306/ROOM 307	3'-0"	7'-0"	1 1⁄2"		X	11	S.W.C.	P					A1	45 M.											
363	ROOM 301/ROOM 303	3'-0"	7'-0"	1 1⁄2"		X	11	S.W.C.	P					A1	45 M.											
364	ROOM 317/ROOM 319	3'-0"	7'-0"	1 1⁄2"		X	11	S.W.C.	P					A1	45 M.											
365	ROOM 314 BATHROOM	3'-0"	7'-0"	1 1⁄2"		X	11	S.W.C.	P					A1												
366	ROOM 313 BATHROOM	3'-0"	7'-0"	1 1⁄2"		X	11	S.W.C.	P					A1												
ROOF	701	ELEV. MECH. ROOM	3'-0"	7'-0"	1 1⁄2"	X		4	H.M.					C2 - A2		X	X	X								
	702	VESTIBULE	3'-0"	7'-0"	1 1⁄2"	X		4	H.M.					C2 - A2		X	X	X								
	703	EXISTING STAIR # 1	3'-0"	7'-0"	1 1⁄2"	X		8	H.M.					C2 - A2		X	X									



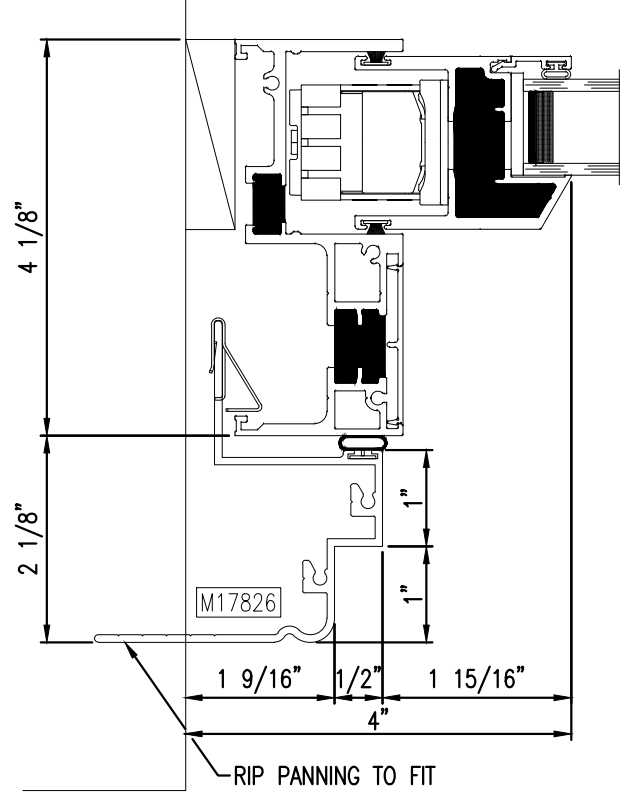
NOTES:

- MUNTIN AND MULLIONS COLOR & MATERIALS ARE TO MATCH NEW WINDOWS. COLOR BALLET WHITE FOR PROFILES. REFER TO DETAILS IN THIS SHEET
- GLASS FINISH FOR ALL WINDOWS LOCATED IN UNIT BATHROOMS TO BE FROSTED GLASS.



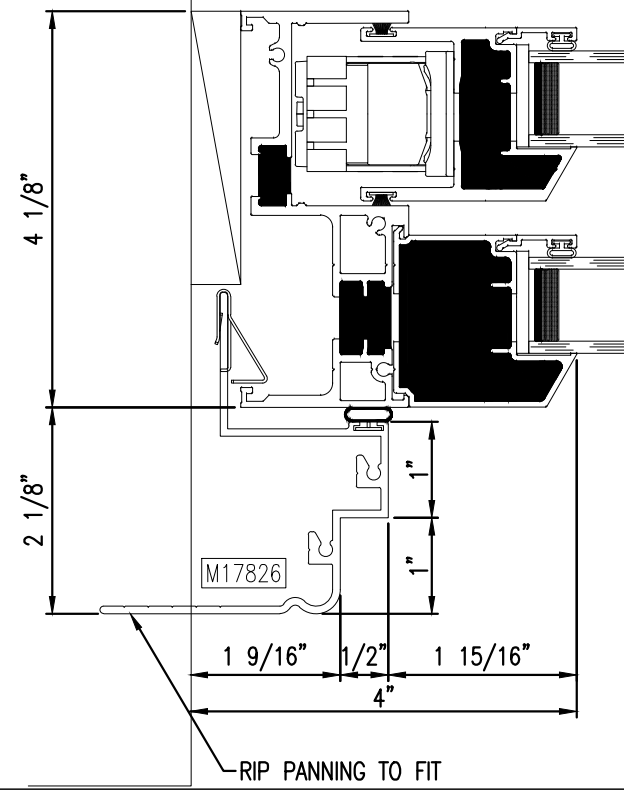
SINGLE HUNG WINDOW
STANDARD GRID TOP ONLY BY QUAKER WINDOWS AND
DOORS HISTORICAL H300 SERIES COLOR BALLET WHITE

SCALE: N.T.S.



SCALE: 6" = 1'-0"

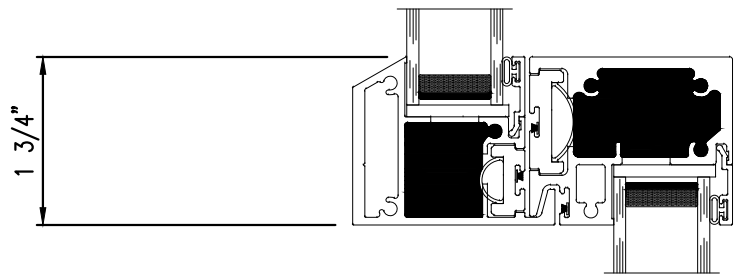
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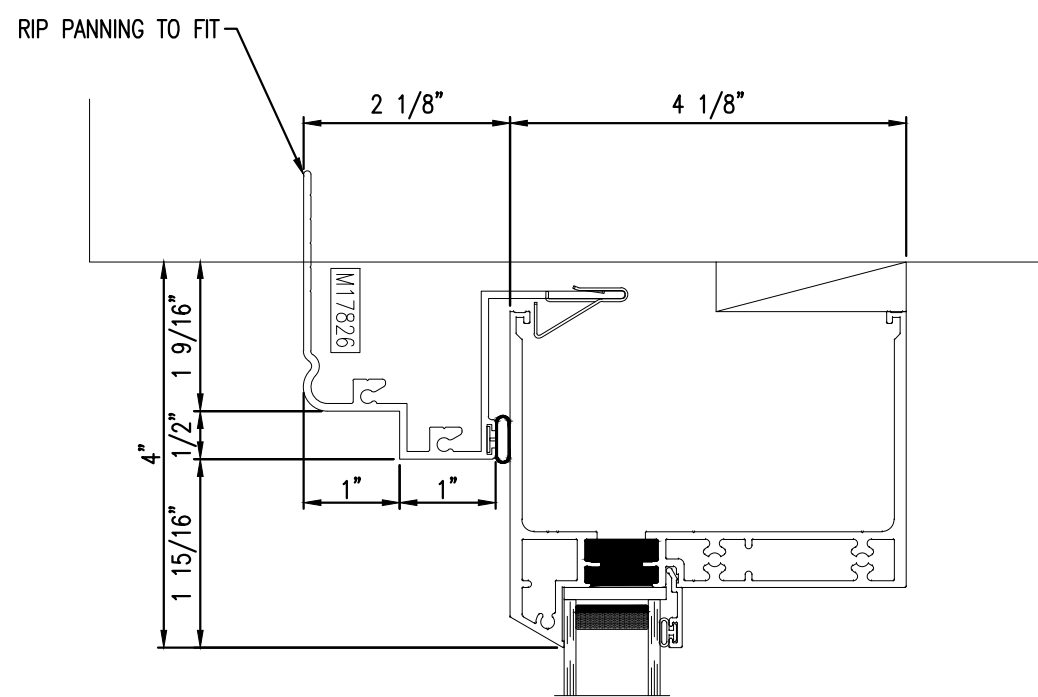
SCALE: 6" = 1'-0"

SCALE: 6" = 1'-0"

SCALE: 6" = 1'-0"



SCALE: 6" = 1'-0"



SCALE: 6" = 1'-0"

SCALE: N.T.S.

NOTE:
WINDOW INSTALLATION SHALL BE IN ACCORDANCE
WITH MANUFACTURER'S SPECIFICATIONS SET
FORTH IN THE APPROVED N.O.A.

NOTE:
ALL DETAILS ON THIS SHEET ARE FOR DESIGN
INTENT ONLY.
SHOP DWGs TO BE SUBMITTED TO ARCHITECT FOR
REVIEW PRIOR TO FABRICATION & INSTALLATION.

FOR LOCATION, REFER TO FLOOR
PLANS & ELEVATIONS.

ALL DIMENSIONS SHALL BE VERIFIED
PRIOR TO COMMENCING THE WORK.

EXT. DOORS, STOREFRONTS AND WINDOWS UNDER
SEPARATE PERMIT.

NOTE ON EXISTING WINDOWS AND DOORS:
THE EXISTING WINDOWS AND DOORS ARE NON-HISTORIC / NON-IMPACT
WINDOWS/DOORS. THEY WILL ALL BE COMPLETELY REPLACED WITH NEW
WINDOWS AND DOORS SYMPATHETIC TO THE ORIGINAL WINDOW/ DOOR
CONFIGURATIONS BASED ON ORIGINAL PHOTOGRAPHS FROM THE OPENING OF
THE HOTEL AND THEY SHALL MEET ALL APPLICABLE SECTIONS OF FBC 2021
7TH EDITION, CHAPTER 2411. WINDOWS AND DOORS WILL BE COMPOSED OF
ALUMINUM TO WITHSTAND THE WEATHER TYPICAL OF THE REGION PER CODE
REGULATIONS"

HISTORIC WINDOWS KEY NOTES

- 1- SINGLE HUNG WINDOWS BY QUAKER HISTORICAL SERIES H300
COLOR: BALLET WHITE
- 2- FRENCH DOORS BY QUAKER TO BE REPLACED TO MATCH EXISTING
- 3- FIXED GLASS WINDOWS BY QUAKER HISTORICAL SERIES TO MATCH EXISTING
- 4- NEW FIXED GLASS WINDOWS BY QUAKER HISTORICAL SERIES TO MATCH EXISTING FRENCH WINDOWS

GENERAL GLAZING NOTES:

FIXED GLASS IN EXTERIOR WALLS

1. ALL OPERABLE OR NON OPERABLE GLAZED PANELS, LOCATED WITHIN 12" FROM A DOOR, AND WHOSE BOTTOM IS LESS THAN 48" FROM THE WALKING SURFACE, SHALL BE CAT. II SAFETY GLASS, AS PER FLORIDA BUILDING CODE SECT. 2411.2
- GLAZING IN INTERIOR OF STRUCTURE:
 2. PROVIDE CAT. II SAFETY GLASS IN ALL GLAZING WITHIN 60" OF THE FINISHED FLOOR SURFACE IN WALLS 6' OF THE FINISHED FLOOR SURFACE IN WALLS SURROUNDING ANY TUB OR SHOWER ENCLOSURES, AS PER FLORIDA BUILDING CODE SECT. 2411.6.3
 3. ALL GLASS MIRRORS SHALL COMPLY WITH A.S.T.M. C1306

SCALE: N.T.S.

	DWG. TITLE GLAZING SCHEDULE & DETAILS
	SCALE AS SHOWN
	PROJECT NO. 2020-01
	DATE 11-12-21
	SHEET NUMBER A605
△ DATE	REVISION

CONSULTANT

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GOMEZ
ARCHITECTS *pa*
ARCHITECTURE
AAC001062

J O S E L . G O M E Z
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