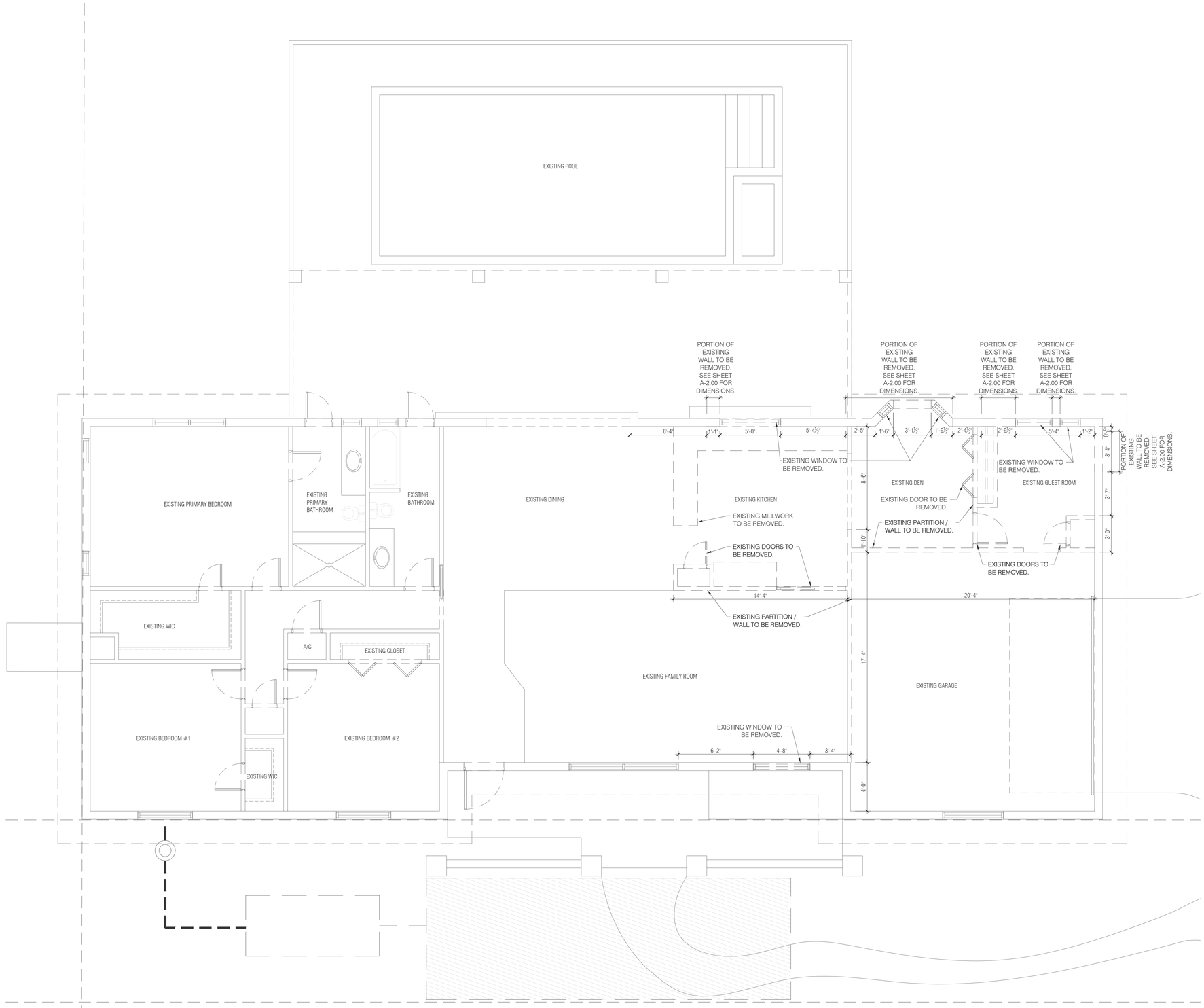
THE ARCHITECT HEREBY EXPRESSLY RESERVES THE COPYRIGHT AND PROPERTY RIGHTS IN THESE PLANS. DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING WRITTEN PERMISSION AND CONSENT. NOR ARE THEY TO BE ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING SAID WRITTEN PERMISSION AND CONSENT.



DEMOLITION FLOOR PLAN

SCALE: 1/4" = 1'-0"

GENERAL DEMOLITION NOTES

1. THE CONTRACTOR WILL BE HELD TO HAVE EXAMINED AND UNDERSTAND THE SCOPE OF WORK, FIELD CONDITIONS, DIMENSIONS AND CONDITIONS UNDER WHICH THEY WILL BE OBLIGED TO OPERATE IN PERFORMING THE CONTRACT. THEY WILL CONFIRM THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING. NO ALLOWANCE WILL BE MADE SUBSEQUENTLY ON BEHALF OF CONTRACTOR FOR ANY ERROR THROUGH NEGLIGENCE ON HIS PART IN EXAMINING PREMISES.
2. DRAWINGS WILL DEPICT THE GENERAL DIMENSIONS OF THE BUILDING.
3. THE CONTRACTOR IS RESPONSIBLE FOR MAKING THE ARCHITECT AWARE OF ANY QUESTIONS OR DISCREPANCIES REGARDING THE SCOPE OF WORK, EXISTING CONDITIONS, AND/OR INTENT. A WRITTEN CLARIFICATION FROM THE ARCHITECT IS REQUIRED PRIOR TO PROCEEDING WITH THE WORK IN QUESTION.
4. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITIES, WHICH WILL REQUIRE TEMPORARY INTERRUPTION OF BUILDING MECHANICAL OR ELECTRICAL SYSTEMS. A WRITTEN METHOD OF PROCEDURE WILL BE REQUIRED FROM THE CONTRACTOR PRIOR TO COMMENCING WITH WORK.
5. INSTALL ALL SHORING AND BRACING IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS UNLESS OTHERWISE NOTED OR WHERE LOCAL CODES AND/OR REGULATIONS TAKE PRECEDENCE.
6. THE CONTRACTOR SHALL ARRANGE, APPLY AND PAY FOR ALL NECESSARY PERMITS, INSPECTION, EXAMINATION AND FEES OR CHARGES REQUIRED BY ANY OF THE PUBLIC AUTHORITIES HAVING JURISDICTION. ALL WORK PERFORMED AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH THE MINIMUM STANDARDS AS SET FORTH BY ALL APPLICABLE LOCAL AND FEDERAL CODES, REGULATIONS AND ORDINANCES. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING AND COMPLYING WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK.
7. ALL WORK (BOTH TEMPORARY AND PERMANENT) SHALL COMPLY WITH ALL APPLICABLE OSHA AND CODE REQUIREMENTS INCLUDING BUT NOT LIMITED TO 2020 FBC-EXISTING BUILDING
8. ALL ELECTRICAL/TELEPHONE CONDUIT AND/OR PLUMBING WITHIN THE DEMOLISHED PARTITIONS SHALL BE REMOVED UP TO THE POINT WHERE IT IS NO LONGER EXPOSED AND CLEAR OF NEW WORK. PROPERLY CAP AND TERMINATE AS PER CODE.
9. MAINTAIN THE EXISTING BUILDING IN A SAFE AND WEATHER-TIGHT CONDITION THROUGHOUT THE CONSTRUCTION PERIOD. MAKE NECESSARY PROVISIONS TO PROTECT EXISTING EXTERIOR WALLS BY SHORING AND BRACING AS REQUIRED AND UPON COMPLETION OF WORK REPAIR ANY DAMAGE THAT MAY OCCUR DURING CONSTRUCTION AT NO COST TO THE OWNER.
10. THE CONTRACTOR SHALL KEEP ALL AREAS FREE FROM THE ACCUMULATION OF CONSTRUCTION DEBRIS. NO STOCK PILING OF DEBRIS WILL BE ALLOWED ON SITE. ALL DEBRIS SHALL BE REMOVED FROM SITE ON A DAILY BASIS AND PLACED IN WASTE CONTAINERS FOR PROPER REMOVAL. CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSAL OR RECYCLING OF ALL DEMOLISHED MATERIALS, AND BE RESPONSIBLE FOR ALL ASSOCIATED TIPPING FEES AT THE LANDFILL.
11. THE CONTRACTOR SHALL PERFORM HIGH QUALITY PROFESSIONAL WORK.
12. STRUCTURAL COMPONENTS OF THIS BUILDING SHALL NOT BE ALTERED IN ANY WAY. PROVIDE ADEQUATE SHORING AND BRACING WHEN REMOVING INTERIOR FLOORS AND WALLS.
13. GENERAL CONTRACTOR SHALL HAND NOTATE ON DEMOLITION DRAWINGS ANY "AS-BUILT" INFORMATION OF INTEREST TO THE OWNER.
14. ARCHITECT AND OWNERS REPRESENTATIVE SHALL HAVE THE RIGHT TO REJECT DEMOLITION PROCEDURES PROPOSED BY THE CONTRACTOR.
15. CONTRACTOR SHALL PROTECT FROM DAMAGE EXISTING EXTERIOR ENCLOSURE INCLUDING ROOF AND WINDOWS.
16. CONTRACTOR SHALL TURN THE PROJECT OVER TO THE OWNER FREE FROM ALL CONSTRUCTION DEBRIS, SCRAPS, MATERIAL AND EQUIPMENT;
17. AVOID EXCEEDING ALLOWABLE FLOOR LOADING CAPACITY AT ANY LOCATION BY ANY CONSTRUCTION PROCESS AND SPECIFICALLY BY THE MOVING AND STORAGE OF CONSTRUCTION MATERIALS OR OPERATION OF ANY HOIST, VEHICLE OR CRANE DEVICE.
18. WHERE CUTTING AND/OR PATCHING IS REQUIRED, THE CONTRACTOR SHALL PROTECT ADJACENT WORK.
19. WHERE APPLICABLE PROVIDE TEMPORARY WEATHER TIGHT CLOSURE OF OPENINGS IN EXTERIOR ENCLOSURE SURFACES. SUCH ENCLOSURE SHALL PREVENT ENTRY OF UNAUTHORIZED PERSONS.
20. IF ASBESTOS IS PRESENT OR SUSPECTED TO BE PRESENT, THE CONTRACTOR MUST FOLLOW EPA, STATE ENVIRONMENTAL AGENCY, AND OSHA REGULATIONS. IF SUSPECT MATERIAL IS NOT TESTED THE CONTRACTOR SHALL PROCEED AS IF THE MATERIAL CONTAINS ASBESTOS. FAILURE TO REALIZE THAT A SUBSTANCE CONTAINS ASBESTOS DOES NOT ABSOLVE CONTRACTORS FROM LIABILITY.
21. CONTRACTOR SHALL VERIFY WITH OWNER IF REMOVED EQUIPMENT SHALL BE KEPT, STORED OR DEMOLISHED PRIOR TO PERFORMING ANY DEMOLITION WORK.

STRUCTURAL BRACING CONSIDERATIONS DURING DEMOLITION

1. PRIOR TO DEMOLITION OF FLOORS, WALLS, ETC. CONTRACTOR SHALL SURVEY THE CONDITION OF THE BUILDING TO DETERMINE WHETHER REMOVING ANY ELEMENT MIGHT RESULT IN A STRUCTURAL DEFICIENCY OR UNPLANNED COLLAPSE OF ANY PORTION OF THE STRUCTURE OR ADJACENT STRUCTURES DURING DEMOLITION.
2. WALLS SHALL BE BRACED AT EXISTING ADJACENT LOCATIONS. THE BRACING SHALL BE CONSTRUCTED SO THAT BRACING MEMBERS CAN WITHSTAND TENSION & COMPRESSION FORCES.
3. CONTRACTOR IS RESPONSIBLE FOR CONNECTING BRACING TO MEMBERS DESIGNED TO TRANSFER OR RESIST LATERAL LOADS.
4. CONTRACTOR SHALL MAINTAIN STRUCTURAL INTEGRITY OF THE STRUCTURE DURING DEMOLITION.
5. STRENGTHEN OR ADD NEW SUPPORTS WHEN REQUIRED DURING PROGRESS OF DEMOLITION.

CONSTRUCTION SITE SAFETY

1. THE CONTRACTOR SHALL ENSURE THAT DEMOLITION WORK DOES NOT INTERFERE WITH OR PROHIBIT THE CONTINUING OCCUPATION OF ADJACENT OPERATIONS AND CITY OPERATIONS WITHIN AND AROUND THE STRUCTURE. THIS INCLUDES BUT IS NOT LIMITED TO THE SELECTIVE DEMOLITION OF PARTITIONS, ELECTRICAL AND MECHANICAL SYSTEMS. THE CONTRACTOR SHALL INFORM THE OWNER OF A MINIMUM OF 72 HOURS OF DEMOLITION ACTIVITIES THAT WILL AFFECT NORMAL OPERATION OF BUILDINGS AND OR CITY SERVICES.
2. THE CONTRACTOR SHALL REPAIR DAMAGES CAUSED TO ADJACENT FACILITIES BY DEMOLITION WORK.
3. THE CONTRACTOR SHALL COORDINATE WITH F.P.L., WATER MANAGEMENT AND ALL CITY AFFECTED SERVICES ALL DEMOLITION WORK TO PROPERLY PROTECT ALL CITY LINES DURING DEMOLITION WORK. CONTRACTOR WILL BE HELD LIABLE FOR ALL WORK NOT COORDINATED WITH THE CITY PRIOR, DURING, AND AFTER DEMOLITION WORK HAS BEGUN

DEMOLITION NOTES

- CONTRACTOR TO VERIFY PROPOSED FLOOR PLANS, ELEVATIONS, AND SCHEDULES FOR SIZING OF ALL NEW OPENINGS AND SELECTIVE DEMOLITION.

ARKO ARCHITECTURE, LLC
2490 CORAL WAY, SUITE 301
MIAMI, FL 33145
edgardo@thearkogroup.com
eduardo@thearkogroup.com
www.thearkogroup.com
p: 305.400.8133

ADDITION & RESTORATION FOR:

MAZZINI & MELINE RESIDENCE

10300 SW 70TH AVE.
MIAMI, FL 33156

Digitally signed by Edgardo J Betancourt Santiago
Date: 2023.08.24 16:08:25-04'00'

STATE OF FLORIDA
EDGARDO J BETANCOURT SANTIAGO
AR99726
REGISTERED ARCHITECT

DRAWN BY
DATE 03.29.23 | MV | PROJECT 22-84
CHECKED BY EV

REVISIONS

DEMOLITION FLOOR PLAN

CONSTRUCTION DOCUMENTS

D-1.00