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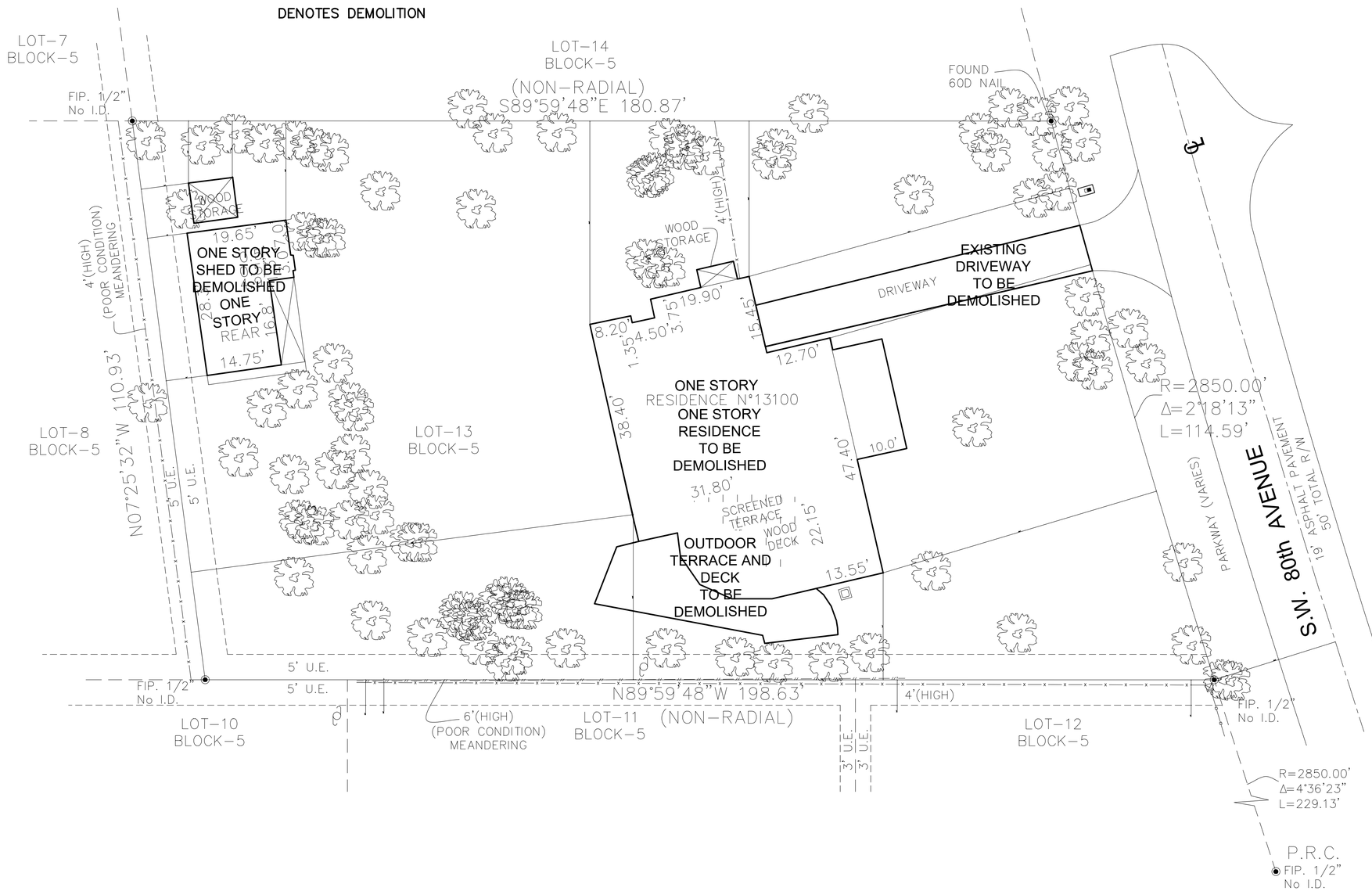
THE GENERAL CONTRACTOR AND ALL TRADES PERFORMING WORK ON THIS PROJECT SHALL BE EXCLUSIVELY RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS WITH REPORTING ANY DISCREPANCIES TO THE DE LA LLAMA + ASSOCIATES, INC. BEFORE COMMENCING ANY WORK.



1 DEMOLITION PLAN
3/32" = 1'-0"

NORTH

GENERAL DEMOLITION NOTES -1

1. THE GENERAL CONTRACTOR (G.C.) IS RESPONSIBLE TO CARRY OUT THIS DEMOLITION PROJECT IN FULL COMPLIANCE WITH THE "FLORIDA EXISTING BUILDING CODE (F.E.B.C.) 2010 IN ALL ASPECTS.

2. G.C. IS RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS PRIOR TO COMMENCING WORK.

3. G.C. IS RESPONSIBLE FOR THE STORAGE AND DISPOSAL OF DEBRIS CAUSED BY ANY DEMOLITION REQUIRED BY THIS JOB.

4. G.C. IS RESPONSIBLE FOR PROVIDING BARRICADES TO STOP ANY PEDESTRIAN TRAFFIC AT THE AREA OF CONSTRUCTION.

5. IN THE EVENT THAT ANY DISCREPANCIES ARE FOUND DURING THE DEMOLITION STAGE, THE G.C. IS RESPONSIBLE FOR NOTIFYING THE ARCHITECT/ ENGINEER PRIOR TO PROCEEDING WITH THE WORK.

6. ALL ELECTRICAL OUTLETS, FIXTURES, EQUIPMENT, ETC. BEING REMOVED SHALL HAVE ALL WIRES PULLED BACK ALL THE WAY TO THE POINT OF ORIGIN.

7. ALL ABANDONED PLUMBING PIPES BELOW SLAB AND INSIDE WALLS SHALL BE CAPPED OFF.

8. G.C. SHALL KEEP THE JOB SITE CLEAN AND CLEAR OF ANY DEBRIS THAT MAY OCCUR DUE TO THE SCOPE OF WORK.

9. G.C. IS RESPONSIBLE FOR PATCHING UP ANY AREAS DAMAGED DUE TO THE DEMOLITION OR CONSTRUCTION OF THIS PROJECT.

10. G.C. IS RESPONSIBLE FOR PROVIDING AN ASBESTOS REPORT PRIOR TO THE REMOVAL OF ANY MATERIALS.

11. G.C. SHALL DISCONNECT ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK.

12. TGC TO ENSURE ALL WORK CONFORMS TO THE MALL RULES AND REGULATIONS FOR TENANT CONSTRUCTION.

13. TGC TO COORDINATE EXTERIOR OPENINGS / REPAIRS AND FINISHING WITH MALL OPERATIONS. MALL SPECIFIED VENDORS MAY REQUIRED.

14. NO EXPOSED SECURITY DEVICES PERMITTED

15. TGC TO COORDINATE ALL SAW CUTS AND TRENCHING WITH MALL IN ADVANCE.

KEY NOTES FOR DEMOLITION PLAN

1. EXISTING EXTERIOR DOOR / WINDOW TO REMOVE REFILL OPENING TO MATCH EXISTING CONSTRUCTION SEE STRUCTURAL DWGS. SEE STRUCTURAL DWGS SHEET S-04
2. REMOVE ALL EXISTING FLOORING AND WALL BASE THROUGHOUT THE SCOPE OF WORK. PREPARE SLAB TO RECEIVE NEW FINISH AS SCHEDULED.
3. EXISTING CEILING AND ALL LIGHTING FIXTURES TO BE REMOVE.
4. EXISTING PARTITION WALL, INTERIOR STORE FRONT SYSTEM DOORS TO REMOVE
5. REMOVE EXISTING PLUMBING FIXTURES. CAP AND SEAL UNUSED PIPES. REFER TO PLUMBING DRAWINGS.
6. REMOVE EXISTING VAULT.
7. NEW WALL OPENING FOR ENTRY DOOR SEE STRUCTURAL PLANS COORDINATE CONSTRUCTION SEQUENCE WITH GC TO KEEP MAIN ENTRANCE AVAILABLE ALL TIME. SEE STRUCTURAL DWGS SHEET S-04
8. REMOVE EXISTING PNEUMATIC BANK TUBE SYSTEM.
9. EXISTING ROOF ACCESS TO BE ABANDONED AND SEAL.

DEMOLITION NOTES - 2

Demolition Comments:
•Any existing equipment or component in or pertaining to the premises that is being abandoned must be demolished completely and properly removed from premises.
•All above ground utility lines not to be reused must be removed to point of origin. All under slab utility lines to be cut, capped and sealed per code.
•All roof mounted equipment above the leased premises not to be reused must be removed by tenant GC at tenant expense. Roof must be properly patched by Mall required Roofer. Roof curbs must be removed and roof patched – do not cap. Coordinate all work with Mall Operations Director.
•Slab requirements:
Slab on grade: Tenant's General Contractor shall advise the Operation Team prior to any slab modifications or removal. Tenant GC shall verify that Work shall not conflict with any existing structural, utility, or other underslab condition.
(Nondestructive verification maybe required.) Any damage or downtime caused by Tenant's work shall be repaired and reimbursed at Tenant's expense.
Elevated Slabs: Tenant's General Contractor shall advise the Operations Team prior to any slab modification or removal. If any elevated slab is to be modified in anyway (drilled, cored, or penetrated), tenant shall provide stamped and certified drawings by a licensed structural engineered certified in the local jurisdiction. All penetrations shall be CORE BORED ONLY. Saw cutting, jack hammering, and trenching is strictly prohibited. All penetrations shall be sleeved, sealed, fire stopped, and waterproofed. The penetration sleeve shall extend a minimum of 4" on either side of the slab and be labeled with the required NFPA rating. Tenant GC shall verify that Work shall not conflict with any existing structural, utility, or other underslab condition. (Nondestructive verification maybe required.) Any damage or downtime caused by Tenant's work shall be repaired and reimbursed at Tenant's expense.

DRAWING LEGEND

▨	EXISTING WALLS TO REMAIN
▭	EXISTING TO BE DEMOLISHED

DE LA LLAMA
ARCHITECTURE
PLANNING
INTERIOR DESIGN

JORGE A. DE LA LLAMA
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REGISTERED ARCHITECT

JORGE A. DE LA LLAMA
STATE OF FLORIDA - AR0007707
STATE OF COLORADO - ARC.00404538

PROJECT NAME

P8
PINECREST EIGHT

13100 SW 80TH AVE
PINECREST, FLORIDA 33156

FILE NAME

JUNCO RESIDENCE

DATE
DEC 16, 2024

REVISION	DATE	BY

Jorge A. de la Llama
Digitally signed by Jorge A. de la Llama
DN: c=US, serialNumber=AATL2023127325021, o=Jorge A. de la Llama, cn=Jorge A. de la Llama, email=jadlarch@aol.com
Date: 2025.01.14 20:22:52 -05'00'

DRAWING NAME

DEMOLITION PLAN

DESING BY:
ZECKY DA COSTA

DRAWN BY:
HUMBERTO LANTIGUA

SHEET N0.

D-1