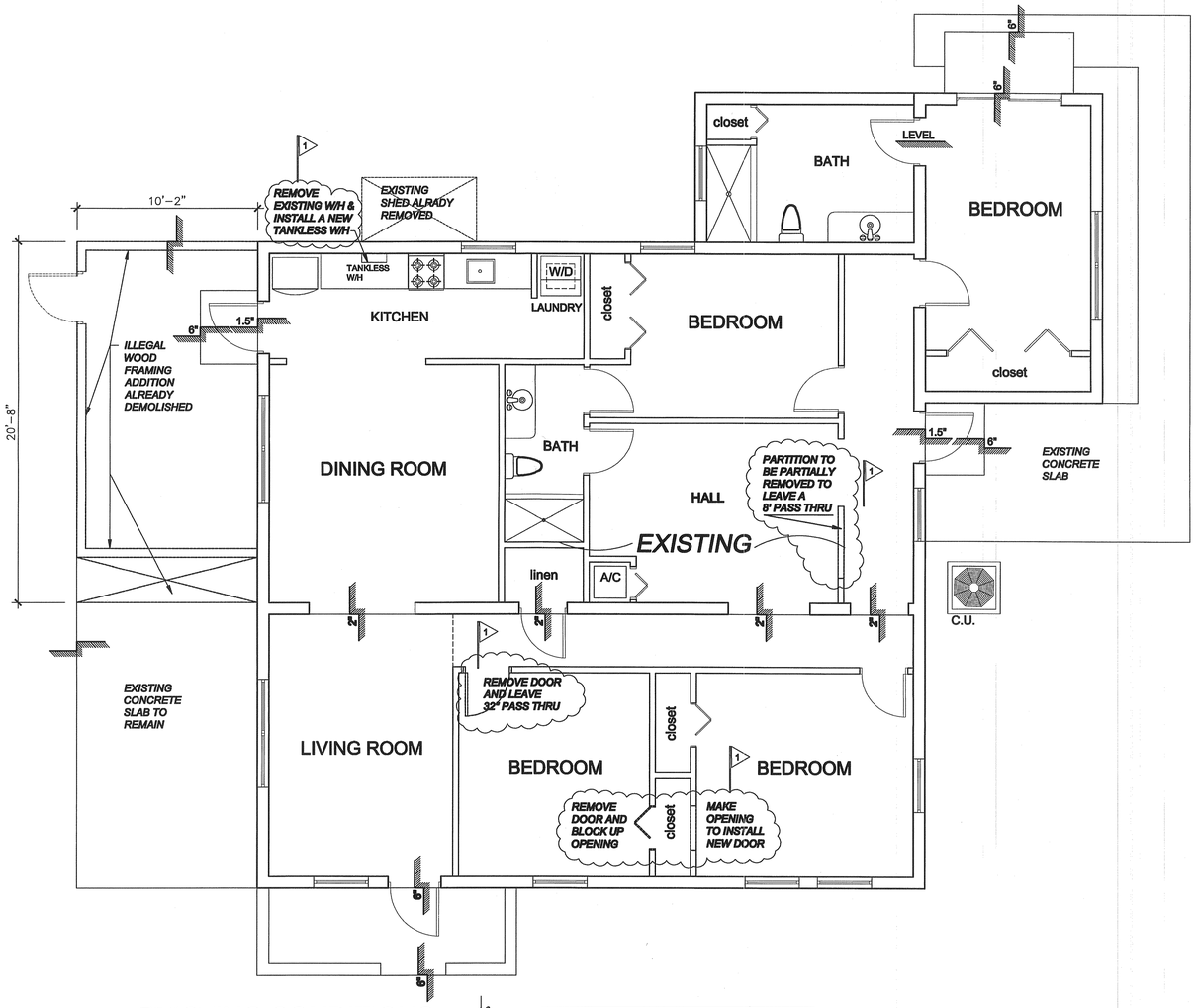

EXISTING CONDITIONS & DEMOLITION PLAN

SCALE: 1/4" = 1' 0"

THE CONSTRUCTION DOCUMENTS HAVE BEEN PREPARED IN COMPLIANCE WITH FBC 2014, 5TH EDITION

LEGEND

- PARTITION TO REMAIN
- WOOD FRAMING WALLS ALREADY REMOVED
- C.B.S. WALL TO REMAIN

DEMOLITION NOTES

1. GENERAL:
   A. CONTRACTOR TO PROVIDE PERMITS AND NOTICES AUTHORIZING DEMOLITION.
   B. CONTRACTOR TO PROVIDE PERMIT FOR TRANSPORT AND DISPOSAL OF DEBRIS.
   C. CONTRACTOR SHALL SUBMIT A SCHEDULE FOR DEMOLITION PROCEDURES AND SEQUENCE OPERATIONAL.
   D. CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY AND SUPPORT OF STRUCTURE AND SHALL BE RESPONSIBLE FOR DAMAGE OR INJURY RELATED TO ANY PORTION OF THE WORK.
   E. CONTRACTOR SHALL CEASE OPERATIONS AND NOTIFY THE ENGINEER IMMEDIATELY IF SAFETY OF STRUCTURE APPEARS TO BE ENDANGERED. TAKE PRECAUTIONS TO PROPERLY SUPPORT STRUCTURE. DO NOT RESUME OPERATION UNTIL SAFETY IS RESTORED.
2. CONTRACTOR TO VERIFY ALL STRUCTURAL CONDITION AND IDENTIFY AND CAP ALL UTILITIES EXISTING IN THE CONSTRUCTION AREA BEFORE COMENCING WITH DEMOLITION. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCES BEFORE PROCCEEDING WITH THE WORK.
3. PERFORM WORK IN SAFE AND CAUTIOUS MANNER TO AVOID ACCIDENTS OR PROPERTY DAMAGE.
4. CONTRACTOR IS TO USE ADEQUATE MEANS AND METHODS OF DEMOLITION AND REMOVAL FOR THE TYPE OF WORK PERFORMED. CONTRACTOR SHALL PERFORM DEMOLITION IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION.
5. CONTRACTOR SHALL COORDINATE WITH OWNER OR OWNER'S REPRESENTATIVE REGARDING THE TEMPORARY STORAGE OF EQUIPMENT AND MATERIALS DURING CONSTRUCTION
6. ALL FINISHES AND SURFACES NOT IDENTIFIED FOR DEMOLITION TO WHICH ARE DAMAGED DURING DEMOLITION AND NEW CONSTRUCTION SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE AT NO ADDITIONAL COST TO OWNER. PREVENT DAMAGE TO ADJOINING STRUCTURES AND OWNER'S SALVAGED PROPERTY DURING DEMOLITION.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING CONTAINERIZED DEBRIS SERVICE FOR REMOVAL OF ALL DEBRIS FROM ALL TRADES AND ALL WORK RELATING TO THE PROJECT.
8. ALL ITEMS IDENTIFIED AS DEMOLITION AND/OR REMOVAL SHALL BE PROPERLY DISPOSED OF BY CONTRACTOR. REMOVAL, DISPOSAL AND DEMOLITION OF HAZARDOUS MATERIALS SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE CODES, RULES AND REGULATIONS. REMOVAL AND DEMOLITION OF HAZARDOUS MATERIALS SHALL BE PERFORMED BY COMPANY LICENSED AND QUALIFIED TO DO SO.
9. ALL BUILDING CONSTRUCTION AFFECTED BY THE REMOVAL, RELOCATION, INSTALLATION OF ANY PIECE OF EQUIPMENT SHALL BE REPAIRED AND FINISHED AS REQUIRED TO MATCH EXISTING CONDITION WHEN REMOVING ABANDONED PIPES AND ELECTRICAL FIXTURES OR RECEPTACLES REROUTE OR CAP LINES AS INDICATED ON THE CONTRACT DRAWINGS OR AS NECESSARY FOR NEW WORK WITHOUT AFFECTING NORMAL
10. REMOVE ALL DEMOLITION MATERIALS, DEBRIS, AND RUBBISH FROM SITE IMMEDIATELY ON COMPLETION OF DEMOLITION WORK. DO NOT PERMIT ANY ACCUMULATION OF DEBRIS ON SITE. TRANSPORT ALL DEMOLITION MATERIALS WITHOUT SPILLAGE ON STREETS. LEAVE SITE NEAT AND ORDERLY ON COMPLETION OF DEMOLITION WORK.
11. PREVENT DAMAGE TO OVERHEAD WIRES, UNDERGROUND CABLES, TELEPHONE, WATER, AND SEWER LINES DURING DEMOLITION. CONTRACTOR TO COORD. W/UTILITIES TO VERIFY THE LOCATION OF ALL UNDERGROUND AND OVERHEAD LINES
12. SHORE STRUCTURE AS REQUIRED TO PREVENT STRUCTURAL DAMAGE OR COLLAPSE. REMOVE FINISHES FIRST IN ORDER TO ASSERTAIN WHICH ITEMS ARE OF A STRUCTURAL NATURE. CONTRACTOR SHALL PROVIDE AN ADEQUATE SHORING PLAN.
13. ELECTRICAL LINES, PIPES AND STRUCTURES MAY EXIST WHICH ARE NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING ALL EXISTING LINES BEFORE THE BEGINNING OF THE CONSTRUCTION, REPORTING ANY CONFLICT TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK. CONTRACTOR IS TO USE CAUTION WHEN WORKING IN OR AROUND AREAS OF OVERHEAD TRANSMISSION LINES AND UNDERGROUND UTILITIES. THE CONTRACTOR IS TO PROTECT UNDERGROUND UTILITIES DURING CONSTRUCTION AT ALL TIMES. THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY COMPANY AT LEAST 48 HOURS IN ADVANCE OF ANY EXCAVATION NEAR OR AROUND THEIR FACILITY SO THAT A COMPANY REPRESENTATIVE CAN BE PRESENT.
14. WHEN ELECTRICAL DEVICES ARE INSTALLED IN PARTITIONS OR CEILINGS TO BE REMOVED, THE CONTRACTOR SHALL DISCONNECT THEM UP TO THE NEXT OUTLET TO REMAIN OR BACK TO THE PANEL BOARD. IF EXISTING TO REMAIN OUTLETS ARE FED THROUGH DEMOLISHED PARTITIONS OR CEILINGS, THE CIRCUIT SHALL BE REARRANGED TO MAINTAIN CIRCUIT CONTINUITY. WIRE SHALL BE REMOVED BACK TO SOURCE FROM INACCESSIBLE RACEWAYS NOT REUSED. INSTALL BLANK PLATES ON FLUSH OUTLETS NOT REUSED. PLATE COLOR SHALL MATCH ADJACENT SURFACE AS NEAR AS POSSIBLE IN FINISHED AREAS.
15. SALVAGED MATERIALS SHALL BE REMOVED, CLEANED, AND PREPARED FOR RE-INSTALLATION. OWNER MAINTAINS OWNERSHIP OF ALL MATERIALS UNLESS OTHERWISE SPECIFIED.
16. WHERE DEMOLITION WORK REQUIRES TEMPORARY INTERRUPTION OF ELECTRICAL, TELEPHONE, TV, ALARM OR COMMUNICATION SERVICES, RESPECTIVE UTILITIES COMPANY REPRESENTATIVES SHALL BE NOTIFIED AS NECESSARY, AND ALL WORK DONE SHALL BE UNDER SUPERVISION AND THEIR ESTABLISHED STANDARDS.
17. ALL LIGHTING FIXTURES, RECEPTACLES, SWITCHES, WIRING DEVICES, OUTLETS, TELEPHONE CABLES, TV CABLES, SPECIAL MISCELLANEOUS SYSTEM WIRING, POWER CONDUCTORS, CONDUITS, ELECTRICAL BOXES, RACEWAYS AND ANY OTHER ELECTRICAL SYSTEM COMPONENTS LOCATED IN THE AREAS SHOWN AS BEING DEMOLISHED OR NOT USED AFTER WORK IS COMPLETED SHALL BE REMOVED UNLESS OTHERWISE NOTED AS EXISTING TO REMAIN OR BE RELOCATED. CONDUITS RUNNING IN SLAB AT FINISHED AREAS SHALL BE CUT FLUSH, PLUGGED AND ABANDONED AFTER CONDUCTORS ARE REMOVED. NO WIRING SHALL BE LEFT ABANDONED AFTER WORK IS COMPLETED.

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Project Title:
AS BUILT PLANS FOR DEMOLITION/LEGALIZATION OF
ELLAWISH LLC II

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MIAMI, FL. 33147

This Sheet:

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REVISIONS
1 18-04-16

DESCRIPTION
Project No.
15-57
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07-12-15
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Miami Dade County Department of Regulatory And Economic Resources
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Examiner	Date Time Stamp	Disp.	Trade	Stamp Name
Gilberto Martin	5/5/2016 11:58:39 AM	V	BLDG	Void
Rogelio Lozano	5/5/2016 11:55:07 AM	D	PLUM	Disapproved
Gilberto Martin	5/6/2016 11:01:44 AM	A	BLDG	Demolition