

1. THIS SECTION IS INCLUDED FOR GENERAL REFERENCE WORK TO BE PERFORMED BY THE GENERAL CONTRACTOR (G.C.), APPLIED AS NEED TO STORE.
2. G.C. TO REMOVE ALL EXISTING LEASEHOLD IMPROVEMENTS AS REQUIRED TO ACHIEVE LEASE PLAN CONDITION. DEMOLITION INCLUDES, BUT IS NOT LIMITED TO THE REMOVAL OF ALL EXISTING PARTITIONS, CEILINGS, FLOOR COVERINGS, PLATFORMS, DISPLAY SHOW WINDOWS, CABINETS, ETC. UNLESS NOTED OTHERWISE. DEMOLITION ALSO INCLUDES THE REMOVAL OF ALL EXISTING ELECTRICAL, MECHANICAL, AND PLUMBING FIXTURES AND EQUIPMENT, UNLESS NOTED OTHERWISE WITHIN LEASE SPACE AND ON THE ROOF.
3. G.C. TO COORDINATE WITH LANDLORD AND THE OWNERS OF ALL ADJACENT TENANTS A CONVENIENT TIME TO PERFORM DEMOLITION WORK. G.C. IS TO PROVIDE AND INSTALL ALL TEMPORARY MEANS OF EGRESS, TEMPORARY LIGHTING, AND ALL SAFETY DEVICES IN ACCORDANCE WITH STATE AND LOCAL CODES AND LANDLORD REQUIREMENTS.
4. DEMOLISH IN AN ORDERLY AND CAREFUL MANNER AS REQUIRED TO ACCOMMODATE NEW WORK, PREVENT MOVEMENT OR SETTLEMENT OF STRUCTURE(S), PROVIDE BRACING OR SHORING AS REQ'D. G.C. WILL ASSUME LIABILITY FOR SUCH MOVEMENT, SETTLEMENT, DAMAGE OR INJURY. G.C. TO EXERCISE EXTREME CARE DURING DEMOLITION AS TO NOT DISRUPT OR DAMAGE ANY EXISTING UTILITIES OR SPRINKLER LINES WHICH SERVICE ADJACENT TENANTS. G.C. WILL BEAR THE SOLE RESPONSIBILITY OF ANY SUCH DISRUPTION OR DAMAGE.
5. G.C. TO COORDINATE THE REMOVAL, DISCONNECTION AND/OR CAPPING OF ANY UTILITIES WITH LANDLORD'S FIELD REPRESENTATIVE. ALL ABANDONED ELECTRICAL/TELEPHONE CONDUIT, PLUMBING LINES, DRAIN LINES, AND MECHANICAL DUCTWORK AS THE RESULT OF DEMOLITION SHALL BE REMOVED BACK TO THE LANDLORD'S ORIGINAL POINT. G.C. IS TO PLACE MARKERS TO INDICATE LOCATION OF DISCONNECTED SERVICES.
7. HVAC SUBCONTRACTOR TO INSPECT EXISTING CONDITIONS PRIOR TO DEMOLITION, AND DETERMINE WHETHER ANY COMPRESSOR REFRIGERANT LINES ARE PRESENT THAT MUST BE

- PROPERLY DRAINED (TO E.P.A. STANDARDS) PRIOR TO DEMOLITION.
8. ANY AND ALL COMBUSTIBLE MATERIALS SHALL BE REMOVED FROM CEILING PLENUM. THIS WORK SHALL INCLUDE, BUT IS NOT LIMITED TO, EXISTING LANDLORD AND/OR ADJACENT TENANT ITEMS THAT ARE NOT SUITABLE FOR R.A. PLENUM (I.E. TELEPHONE, FIRE ALARM CABLES, ETC.) VERIFY SITE CONDITIONS.
9. G.C. IS RESPONSIBLE FOR PATCHING AND REPAIRING EXISTING FLOOR SLAB AND DEMISING WALLS AFTER COMPLETION OF ALL DEMOLITION AND PRIOR TO THE COMMENCEMENT OF NEW CONSTRUCTION. G.C. IS TO PATCH, REPAIR, LEVEL EXISTING FLOOR SLAB AND REMOVE ALL MASTICS AS REQUIRED FOR A SMOOTH SURFACE PREPARATION FOR WOOD/CONC. FLOORING AND INFORM OWNER OF ALL SEVERE IRREGULARITIES IN EXISTING SLAB.
10. G.C. TO CUT ALL NECESSARY OPENINGS. ALL PROTRUSIONS, MARKS, CRACKS, BROKEN AND/OR OTHER EVIDENCE OF DAMAGED OR UNSOUND STRUCTURAL CONDITIONS SHALL BE REMOVED, REPLACED, REPAIRED, OR RESTORED AS DIRECTED BY GOVERNING AUTHORITIES.
11. G.C. TO COORDINATE WITH LANDLORD RESPONSIBILITY IN PERFORMING ANY AND ALL ROOF WORK. SUCH ITEMS SHALL INCLUDE, BUT IS NOT LIMITED TO ROOF CURBS, VENTS, PITCH PANS, FAN UNITS, ETC. PATCH AND REPAIR ROOF AND/OR DECK TO ORIGINAL AND WEATHERTIGHT CONDITION. VERIFY SITE CONDITIONS.
12. G.C. TO COORDINATE THE REMOVAL, DISPOSAL AND/OR RETURN OF ALL EXISTING SECURITY SYSTEMS WITH OWNER'S CONSTRUCTION MANAGER. G.C.'S FAILURE TO COORDINATE THE REMOVAL OF THESE ITEMS WILL RESULT IN A FINE THAT IS EQUIVALENT TO THE COST OF THE REPLACEMENT VALUE OF THE EXISTING SECURITY SYSTEM.
13. G.C. IS RESPONSIBLE FOR THE REMOVAL OF ALL UNUSED, ABANDONED AND EXTRANEOUS ITEMS. BURNING MATERIAL ON SITE IS NOT PERMITTED.
14. G.C. TO NOTIFY OWNER IMMEDIATELY OF ANY SEVERE DISCREPANCIES OR IRREGULARITIES DISCOVERED DURING DEMOLITION WHICH MIGHT AFFECT THE PROPOSED STORE DESIGN.

- ESPECIALLY IN REGARDS TO HEIGHT AVAILABLE FOR CEILING, MECHANICAL DUCTWORK, RECESSED LIGHTING AND ROLL-UP GRILLES.
15. THE ARCHITECT HAS NO KNOWLEDGE OF AND SHALL NOT BE HELD LIABLE IF ANY ASBESTOS OR OTHER HAZARDOUS MATERIALS ARE DISCOVERED DURING CONSTRUCTION. THE CONTRACTOR SHALL ISOLATE THE AFFECTED AREA AND CONTACT THE OWNER FOR FURTHER INSTRUCTIONS BEFORE PROCEEDING. THE ARCHITECT HAS NO KNOWLEDGE OF AND SHALL NOT BE HELD LIABLE FOR ANY DAMAGES CAUSED BY THE EXISTING WATER LEAKAGES AND MOLDS.
16. G.C. IS RESPONSIBLE FOR MAINTAINING FIRE RATING AT EXPOSED CEILING LOCATIONS DUE TO DEMOLITION OF (E) CEILING.
17. THE G.C. SHOULD NOT CUT THE MAIN TELEPHONE WIRES LEADING TO THE TERMINATION STRIP (DEMARCO BLOCK) OR PHONE SYSTEM.
18. IF THE DEMARC IS TO BE RELOCATED, (DUE TO DESIGN, SITE CONDITIONS OR DOWNSIZED SPACE), IT IS TO BE COORDINATED WITH LIMITED TECHNICAL SERVICES (LTS). THE PRIMARY CONTACT IS JEFF SCHEETER AT 614.415.6166. THE SECONDARY CONTACTS ARE BRENDAN BRIVELY AT 614.415.4077 AND ZELDA WARD AT 614.415.2160.
19. THE G.C. IS TO ALLOW ADEQUATE TIME FOR RELOCATION IN THE CONSTRUCTION SCHEDULE.
20. IF THE WALL WITH THE TELEPHONE BLOCK IS SCHEDULED FOR DEMOLITION, THE ENTIRE BACKING PANEL SHOULD BE REMOVED FROM THE WALL (WITHOUT DISCONNECTING THE WIRING) AND MUST BE SAFELY SECURED IN THE CEILING UNTIL IT CAN BE RELOCATED TO THE NEW AREA OR REINSTALLED ON THE WALL.
21. ANY EXISTING FLOORMAX ANTENNAS SHALL BE REMOVED ENTIRELY, UNLESS OTHERWISE NOTED.
22. G.C. TO MEET WITH CONCRETE TOPPING INSTALLER BY THIRD WEEK OF CONSTRUCTION FOR FLOOR SLAB EVALUATION & CONCRETE FLOOR PLACEMENT SEQUENCING.

- ① LEASE LINE
- ② (E) BULKHEAD/NEUTRAL PIER - G.C. TO PROTECT DURING DEMOLITION & CONSTRUCTION
- ③ DEMISING WALL TO REMAIN. G.C. TO PROTECT DURING DEMOLITION & CONSTRUCTION
- ④ (E) COLUMN TO REMAIN
- ⑤ (N) DEMISING WALL. REFER TO CONSTRUCTION PLAN A02.1
- ⑥ (E) ELECTRICAL EQUIP. LINES, FIXTURES, & PANELS TO REMAIN - COORDINATE WITH ELEC. DWGS
- ⑦ (E) PLUMBING LINE(S) TO REMAIN - REFER TO CONSTR. FLOOR PLAN
- ⑧ (E) HVAC UNIT OR DUCT TO BE REMOVED - COORDINATE WITH MECH. DWGS
- ⑨ (E) GAS LINE(S) TO REMAIN

- ⑩ (E) DEMISING WALL TO BE DEMOLISHED
- ⑪ (E) COLUMN TO BE DEMOLISHED. PROVIDE SHORING AS REQUIRED TO ENSURE THE SAFETY AND SUPPORT OF STRUCTURE.
- ⑫ (E) PARTITIONS, CABINETS, DOORS, ETC. TO BE DEMOLISHED OFF AND CAP AS REQUIRED
- ⑬ (E) PLUMBING LINE(S) AND FIXTURES TO BE DEMOLISHED
- ⑭ (E) HVAC UNIT AND DUCTWORK - COORDINATE WITH MECH. DWGS
- ⑮ (E) GAS LINE(S) TO BE DEMOLISHED
- ⑯ (E) SERVICE ELEVATOR TO REMAIN
- ⑰ (E) FLOORING TO BE REMOVED. PRIME & PREP AS REQUIRED TO RECEIVE (N) FLOORING.

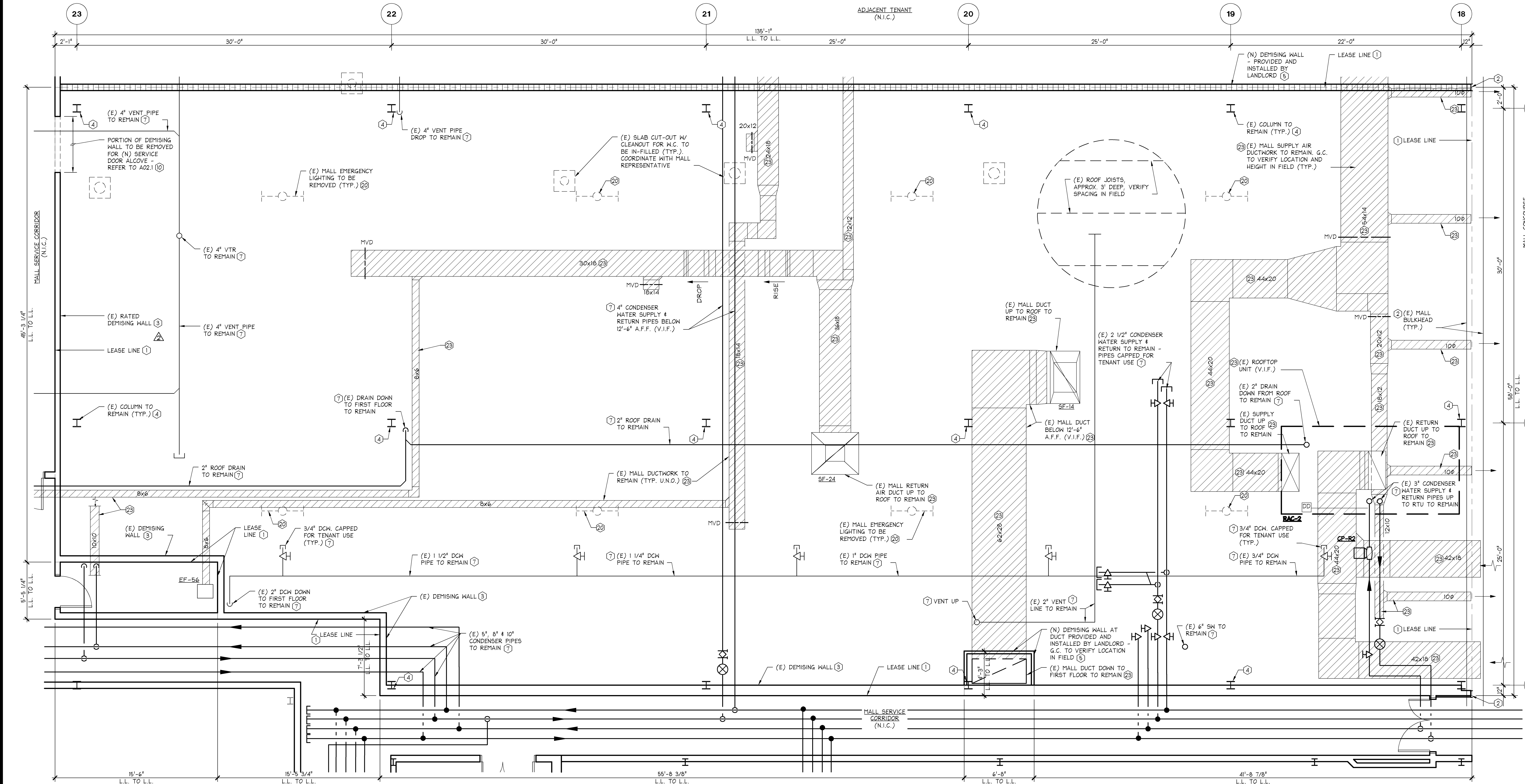
- ⑱ (E) CEILING TO BE REMOVED
- ⑲ G.C. TO INSPECT SPACE FOR WATER DAMAGE & NOTIFY EXPRESS PROJECT MANAGER OF ANY ISSUES
- ⑳ (E) ELECTRICAL EQUIP., LINES, FIXTURES, & PANELS TO BE REMOVED - COORDINATE WITH ELEC. DWGS
- ㉑ (E) SPRINKLER MAIN TO REMAIN - REFER TO ENGINEERING DRAWINGS
- ㉒ STOREFRONT BARRICADE
- ㉓ (E) HVAC UNIT OR DUCT TO REMAIN
- ㉔ (E) BULKHEAD/NEUTRAL PIER - TO BE REMOVED
- ㉕ (E) SERVICE DOOR TO REMAIN
- ㉖ (E) MALL BULKHEAD TO BE REMOVED TO MALL CEILING LEVEL. SEE STOREFRONT SECTIONS
- ㉗ (E) SANITARY LINE TO BE REMOVED. REFER TO PLUMBING DRAWINGS

DEMOLITION PLAN GENERAL NOTES

N.T.S.

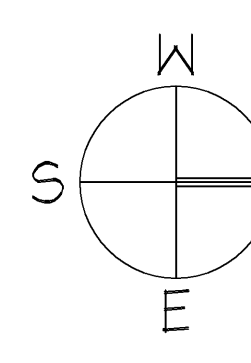
DEMOLITION PLAN CODED NOTES

N.T.S.



NOTE:
NO FIELD SURVEY HAS BEEN CONDUCTED.
INFORMATION NOTED BELOW IS PER
LANDLORD'S REDEVELOPMENT DRAWINGS.
G.C. TO VERIFY HEIGHTS IN FIELD AND
NOTIFY OWNER'S P/M/ WITH ANY CONFLICTS.

DEMOLITION PLAN



1/4"=1'-0"

A

DATE ISSUED: 02/14/2014
DESIGNED BY: JUB
DRAWN BY: KING
CHECKED BY: KMM

DEMOLITION PLAN

DRAWING NUMBER:

A01.1

PROJECT INFORMATION:
EXPRESS
SPRINGFIELD TOWN CENTER
8844 SPRINGFIELD MALL
SPRINGFIELD, VA 22150
NEW PACKAGE: PKG. B
DG GENERATION: FALL 2014
SCOPE: 94869 J/A/E PROJECT #:
DESIGN TYPE: ESD&C PROJECT #:

REVISIONS:
1. REQUIRED BY: DATE: 03/13/14
2. BUILDING DEPARTMENT: 04/09/14
3. NO LANDLORD COMMENTS: 05/09/14

SHREMSHOCK
Shremshock Architects, Inc.
6100 S. Quarry Rd., Westerville, OH 43081
T: 614.545.4550 F: 614.545.4551 | shremshock.com
Gerald S. Shremshock, Architect
Timothy J. Shremshock, Architect

ELITE CONSTRUCTION GROUP
LAKE JACKSON, TX
PHONE: 979-385-0712
NOTE: THESE PRINTS HAVE BEEN
REDUCED BY 50 PERCENT. SCALE
WILL BE 50 PERCENT OF WHAT IS
NOTED ON PLANS